


Active
R2617742
 Board: V
 Apartment/Condo

802 4083 CAMBIE STREET
 Vancouver West
 Cambie
 V5Z 0G9

Residential Attached
\$1,680,000 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,680,000**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2017**
 Frontage(feet): Bathrooms: **2** Age: **4**
 Frontage(metres): Full Baths: **2** Zoning: **CD-1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,786.34**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **030-191-718** Tax Inc. Utilities?: **No**
 View: **Yes DOWNTOWN, MOUNTAIN & QE** Tour:
 Complex / Subdiv: **CAMBIE STAR**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Other**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

Legal: **STRATA LOT 53, BLOCK 660, PLAN EPS4409, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Club House, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 1,138	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure: Southwest	Stores in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell Property Management	Mgmt. Co's #: 604-821-2999	
Finished Floor (Below): 0	Maint Fee: \$653.91	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Gas, Heat, Hot Water, Recreation Facility, Sewer, Water		
Finished Floor (Total): 1,138 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,138 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	# of Pets: 2	Cats: Dogs:
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?:		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'9 x 11'3			x	1	Main	4	Yes
Main	Dining Room	10'0 x 8'0			x	2	Main	3	No
Main	Kitchen	9'8 x 8'5			x	3			
Main	Master Bedroom	14'2 x 11'0			x	4			
Main	Bedroom	12'9 x 9'0			x	5			
Main	Bedroom	9'0 x 8'8			x	6			
Main	Laundry	5'0 x 3'10			x	7			
Main	Storage	6'0 x 6'0			x	8			

Listing Broker(s): **Anson Realty Ltd.**

SW corner 3 bedroom suite on sub-penthouse level, good layout, wrap around balcony, spectacular view of City, Mountain and Queen Elizabeth Park. High end finishing. Heat pump for heating & cooling comfort. Kitchen with stone counter top, integrated fridge and dishwasher, stainless steel appliances, gas cooktop. Engineered hardwood floor throughout. Come with 2 side-by-side parking stalls and 1 storage room. Steps to Cambie Village shops, restaurants, cafes, supermarket, Starbucks, Queen Elizabeth Park, Canada Line connecting Airport/Richmond and Downtown Vancouver. School catchment: Edith Carvell Elementary & Eric Hamber Secondary. Tenant lease will mature on December 31, 2021. Showing time on Saturday 2pm to 4pm with advance notice. Self-measurements, to be verified by buyers.