

Active
R2745756
 Board: V
 Apartment/Condo

1207 3268 CARSCALLEN ROAD

Richmond
 West Cambie
 V6X 0T5

Residential Attached

\$1,229,900 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,229,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2021**
 Frontage(feet): Bathrooms: **2** Age: **2**
 Frontage(metres): Full Baths: **2** Zoning: **ZMU25**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **031-482-368** Tax Inc. Utilities?:
 View: **Yes MOUNTAINS AND COURTYARD** Tour:
 Complex / Subdiv: **TORINO**
 First Nation Reserve:
 Services Connctd: **Community, Electricity, Natural Gas**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete, Frame - Metal**
 Exterior: **Aluminum, Concrete, Glass**
 Foundation: **Concrete Block, Concrete Slab**
 Renovations:
 # of R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage Underbuilding, Visitor Parking**
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 327, BLOCK 5N, PLAN EPS7553, SECTION 28, RANGE 6W, 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, Exercise Centre, Garden, Playground, Recreation Center**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In**

Finished Floor (Main): 1,080	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure: East	Stores in Building: 15	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ASSOCIA	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$491.97	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 1,080 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Unfinished Floor: 0	Restricted Age:	# of Pets: 1	Cats: Dogs:
Grand Total: 1,080 sq. ft.	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: 1			
# of Levels: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'0 x 11'0			x	1	Main	4	Yes
Main	Dining Room	9'0 x 9'0			x	2	Main	4	No
Main	Kitchen	8'0 x 9'0			x	3			
Main	Primary Bedroom	10'0 x 13'0			x	4			
Main	Walk-In Closet	4'6 x 8'6			x	5			
Main	Bedroom	11'0 x 9'0			x	6			
Main	Den	5'0 x 9'0			x	7			
		x			x	8			

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

High level 2 bed + den SE corner VIEW home at Torino North. Large wrap around balcony. Efficient floorplan with no wasted space and extra large living, dining and bedrooms. Chef's kitchen with full-size appliances, wide-plank laminate flooring, and heating/cooling. Convenient location with services, groceries, and restaurants all within walking distance and only 2 mins from the future Capstan Canada Line Station (2023). New and ready to move in. Photos coming.