

**Active**  
**R2685608**  
 Board: V  
 Apartment/Condo

**602 3328 CARSCALLEN ROAD**

Richmond  
 West Cambie  
 V6X 0T6

Residential Attached

**\$645,900** (LP)   
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$645,900**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2021**  
 Frontage(feet): Bathrooms: **1** Age: **1**  
 Frontage(metres): Full Baths: **1** Zoning: **ZMU25**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Floor Plain: P.I.D.: **031-480-233** Tax Inc. Utilities?:  
 View: : Tour:  
 Complex / Subdiv: **TORINO**  
 Services Connctd: **Community, Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**  
 Construction: **Concrete, Frame - Metal**  
 Exterior: **Aluminum, Concrete, Glass**  
 Foundation: **Concrete Block, Concrete Slab**  
 Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air, Heat Pump**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt, Other, Tile - Composite**

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

Legal: **STRATA LOT 114, 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, Elevator, Exercise Centre, Recreation Center**

Site Influences: **Central Location, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main): <b>608</b>	Units in Development:	Tot Units in Strata: <b>417</b>	Locker:
Finished Floor (Above): <b>0</b>	Exposure: <b>Northwest</b>	Stores in Building: <b>14</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Associa</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$261.44</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Water</b>		
Finished Floor (Total): <b>608 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets: <b>1</b>	Cats: Dogs:
Grand Total: <b>608 sq. ft.</b>	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
Basement: <b>None</b>	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: <b>1</b>			
# of Levels: <b>1</b>			
# of Rooms: <b>5</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	8'0 x 7'8			x	1	Main	4	Yes
Main	Dining Room	9'0 x 8'0			x	2			
Main	Living Room	11'0 x 10'6			x	3			
Main	Bedroom	12'6 x 9'9			x	4			
Main	Walk-In Closet	4'6 x 6'0			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

**Brand new 1 Bedroom at Torino West. Most popular efficient floorplan with spacious living spaces and ensuite bedroom with walk through closet. Central heating/cooling, full-size appliances, & laminate flooring in all living areas & bedrooms. Convenient location with services, groceries, and restaurants all within walking distance and only one block from the future Capstan Canada Line Station (2023). Photos of unit with similar floorplan and same finishing.**