



Active  
R2745470

Board: V  
Townhouse

### TH 1 3328 CARSCALLEN ROAD

Richmond  
West Cambie  
V6X 0T6

Residential Attached

\$1,349,900 (LP)   
(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,349,900**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2021**  
 Frontage(feet): Bathrooms: **3** Age: **2**  
 Frontage(metres): Full Baths: **3** 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.: **031-479-103** Tax Inc. Utilities?:  
 View: **Yes PARK** Tour:  
 Complex / Subdiv: **TORINO**  
 First Nation Reserve:  
 Services Connctd: **Community, Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Ground Level 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: **Patio(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 **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 1, 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>816</b>	Units in Development:	Tot Units in Strata: <b>417</b>	Locker:
Finished Floor (Above): <b>703</b>	Exposure: <b>West</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>\$689.79</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>1,519 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,519 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite:	Restricted Age:	# of Pets: <b>1</b>	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?:		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>2</b>			
# of Rooms: <b>8</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19'6 x 14'0			x	1	Main	4	No
Main	Dining Room	8'0 x 8'0			x	2	Above	4	Yes
Main	Kitchen	7'0 x 8'0			x	3	Above	4	No
Main	Flex Room	9'5 x 11'6			x	4			
Above	Primary Bedroom	13'6 x 10'3			x	5			
Above	Bedroom	10'3 x 8'10			x	6			
Above	Den	6'6 x 10'0			x	7			
Main	Laundry	7'2 x 7'8			x	8			

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

**Park-view Concrete 2-Level Townhome. Brand new & move-in ready! Feels great with super wide living and dining areas with large flex room (large enough as a full bedroom) and full bathroom on main floor. 2 bedrooms + den on top floor. Ample storage in closets, laundry room, and under stairs. Conveniently located in walkable neighbourhood and within 2 mins from the future Capstan Canada Line Station (2023).**