


Active
R2675994
 Board: V
 Townhouse

TH1 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: **1**
 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: **Virtual Tour URL**
 Complex / Subdiv: **TORINO**
 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 Fireplaces: 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 Leased: **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, Sprinkler - Fire**

Finished Floor (Main): 816	Units in Development:	Tot Units in Strata: 417	Locker:
Finished Floor (Above): 703	Exposure: West	Stores in Building: 14	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ASSOCIA	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$653.17	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Water		
Finished Floor (Total): 1,519 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,519 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 1	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Rooms: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19'5 x 15'4			x	1	Main	4	No
Main	Dining Room	11'3 x 6'2			x	2	Above	4	Yes
Main	Kitchen	8'5 x 7'7			x	3	Above	4	No
Main	Flex Room	11'7 x 9'7			x	4			
Above	Master Bedroom	13'9 x 10'5			x	5			
Above	Bedroom	10'2 x 8'11			x	6			
Above	Den	10'1 x 7'			x	7			
Main	Laundry	7'6 x 7'4			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).