

Vancouver East, Fraserview VE (VVEFV)  
 # 1209 2763 CHANDLERY PL

MLS# V670823

Residential Attached  
 Active



List Price:	\$359,000	Days on Mkt:	
List Date:	26-Sep-07	Expiry Date:	30-Mar-08
Previous Price:		Subdiv/Complex:	RIVER DANCE
Original Price:	\$359,000	Postal Code:	V5S 4V4
Meas. Type:		PID:	024-661-953
		Approx Yr Blt:	2000
Depth/Size:		Age at List Date:	7
Lot Size SqFt:	0 sq ft	Type:	Apartment Unit
Exposure:	Southeast	Zoning:	CD1
Stories in Bldg:	12	Taxes:	\$1,221 / 2007
Flood Plain:		GST Incl:	
Fixtures Lsd:	No	Tax Incl Utils:	N
Fixt Removed:	N	View:	Yes; PANORAMIC RIVER VIEW
		Apprvl Req'd:	N

Style of Home:	Corner Unit / Upper Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Stall #:	60 & 61	Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Front		
Exterior:	Concrete / Glass / Metal	Parking Facilities:	Garage; Underground		
Rain Screen:					
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1 BLK	Dist to School/Bus:	
Renovations:		Units in Development:	210	Total Units in Strata:	210
Flooring:	Laminate	Locker:	Y	Locker #:	96
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard / Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	0 -		
Outdoor Area:	Balcony(s)	Property Disclosure:	/ Y		
Mgmt. Co's Name:	TML MANAGEMENT	Bylaw Restrictions:	Rentals Allowed w/Restrictions, Pets Allowed,		
Mgmt. Co's Phone:	604-232-4040				
Mo. Maint Charge:	\$226.93				

Maint Charge Incl: Management, Hot Water, Gas, Garbage Pickup, Recreation Facility, Gardening, Caretaker, Other

Legal: PL LMS4074 LT 201 DL 258 LD 36 GROUP 1, UNDIV 707/135907 SHARE IN COM PROP  
 Amenities: Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler - Fire  
 Site Influences: Central Location, Cul-de-Sac, Golf Course Nearby, Marina Nearby, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 10'			X			X
Main F.	Dining	10' X 8'			X			X
Main F.	Kitchen	12' X 8'			X			X
Main F.	Master Bedroom	15' X 10'			X			X
Main F.	Bedroom	9' X 9'			X			X
					X			X
					X			X
					X			X
					X			X
					X			X

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	765	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0	Bsmt Height:		3	0 Piece; Ensuite: N
Finished Floor Area Bsmt:	0	Restricted Age:		4	
Total Finished Floor Area:	765	# Pets; Cats; Dogs:		5	
Unfinished Floor Area:	0	# or % Rentals:	10%	6	
Grand Total Floor Area:	765	Roughed in Plumbing:		7	
				8	

Listing Broker 1: RE/MAX Crest Realty (Westside) 604-732-1336 Appointments: Phone L.R. First  
 Listing Sales Rep 1: Katayoon Webb [katayoonwebb@remax.net](mailto:katayoonwebb@remax.net) 604-315-8715 For Appts Call: KATHY  
 Listing Broker 2: Appointment Ph: 604-315-8715  
 Listing Sales Rep 2/3:  
 Selling Broker: Occupancy: Owner  
 Selling Sales Rep: Owner: R. & F. SIDHU  
 Selling Broker 2:  
 Selling Sales Rep 2/3:  
 Commission: 3.255-100/1.1625

Realtor Remarks: Measurements are taken from the floor plans and buyer to verify. View virtual tour at [www.katayoonwebb.com](http://www.katayoonwebb.com)

Sub-penthouse home with panoramic South East river views from every room. The only home in the building that has two balconies over looking the river. One of the best floor plans in these buildings with an extended kitchen, 2 separate bedrooms, 2 full baths and a garden plot. Take an evening stroll on the river board walk, have a tennis match steps from your home, or play a round of golf across the street. The city is planning attractive development, more parks & shopping close to this building. Richmond, Burnaby and downtown Vancouver are only minutes away from this central location. This is a great investment. Open house Sat. Sept 29th & Sun. Sept 30th 2-4 pm.