

# River Dance



Affordable...

Vancouver...

Great area...

Convenient...

## 203-2733 Chandlery

**1bed, 1bath...ONLY \$265,000**



This beautiful and bright SE facing one bedroom is a must see!! The large patio is very nice for BBQ and entertainment. In-suite laundry, and gleaming chocolate hardwood floors. Squeaky clean home ready to move in!! why pay rent when you can own this for the same amount?? Perfect for a first time home buyer or a downsize. Take an evening stroll on the river boardwalk, 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 and shopping close to this building. Richmond, Burnaby and downtown Vancouver are only minutes away from this central location. Join me at the Open House Saturdays 2-4.

**OPEN HOUSE**

**SATURDAYS 2-4**



**Katayoon Webb**

**604 . 315 . 8715**

[www.katayoonwebb.com](http://www.katayoonwebb.com)  
[homes@katayoonwebb.com](mailto:homes@katayoonwebb.com)



Vancouver East, Fraserview VE (VVEFV)  
**# 203 2733 CHANDLERY PL**

**MLS# V755088**

Residential Attached  
**Active**



List Price:	<b>\$265,000</b>	Days on Mkt:	
List Date:	<b>02-Mar-09</b>	Expiry Date:	<b>30-Dec-09</b>
Previous Price:		Subdiv/Complex:	<b>RIVER DANCE</b>
Original Price:	<b>\$265,000</b>	Postal Code:	<b>V5S 4V3</b>
Meas. Type:		PID:	<b>024-659-975</b>
Depth/Size:		Approx Yr Blt:	<b>2000</b>
Lot Size SqFt:	<b>0 sq ft</b>	Age at List Date:	<b>9</b>
Exposure:		Type:	<b>Apartment Unit</b>
Stories in Bldg:	<b>12</b>	Zoning:	<b>CD-1</b>
Flood Plain:		Taxes:	<b>\$895 / 2008</b>
Fixtures Lsd:	<b>No</b>	GST Incl:	
Fixt Removed:	<b>N</b>	Tax Incl Utils:	<b>N</b>
		Apprvl Reqd:	<b>N</b>

Style of Home:	<b>Inside Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Concrete</b>	Parking Stall #:	<b>P1-24</b>	Parking Stall Owned:	<b>N</b>
Foundation:	<b>Concrete Perimeter</b>	Parking Access:	<b>Front</b>		
Exterior:	<b>Concrete / Glass / Metal</b>	Parking Facilities:	<b>Garage; Underground</b>		
Rain Screen:	<b>Yes</b>				
Type of Roof:	<b>Tar &amp; Gravel</b>	Dist to Public Trans:	<b>1</b>	Dist to School/Bus:	<b>3</b>
Renovations:	<b>Partly,</b>	Units in Development:	<b>210</b>	Total Units in Strata:	<b>210</b>
Flooring:	<b>Laminate / Tile</b>	Locker:	<b>Y</b>	Locker #:	<b>68</b>
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard / Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	R/I Fireplaces:		Seller's Interest:	<b>Registered Owner</b>
Fireplace Fuel:		Mortgage Info:	<b>0 -</b>		
Outdoor Area:	<b>Balcony(s)</b>	Property Disclosure:	<b>/ Y</b>		
Mgmt. Co's Name:	<b>TML MANAGEMENT</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions,</b>		
Mgmt. Co's Phone:	<b>604-232-4040</b>				
Mo. Maint Charge:	<b>\$158.63</b>				

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

Legal: **PL LMS4074 LT 3 DL 258 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Bike Room, Exercise Centre, Garden, In Suite Laundry**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Humidifier, Microwave, Security System, Smoke Alarm, Sprinkler - Fire**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10' X 10'			X			X
Main F.	Kitchen	8' X 8'			X			X
Main F.	Dining	10' X 7'			X			X
Main F.	Master Bedroom	11' X 10'			X			X
Main F.	Patio	20' X 5'			X			X
					X			X
					X			X
					X			X
					X			X

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>5</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>520</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>; Ensuite: N</b>
Finished Floor Area Down:	<b>0</b>	Bsmt Height:		3	<b>; Ensuite: N</b>
Finished Floor Area Bsmt:	<b>0</b>	Restricted Age:		4	
Total Finished Floor Area:	<b>520</b>	# Pets; Cats; Dogs:	<b>2; Cats: Y; Dogs: Y</b>	5	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		6	
Grand Total Floor Area:	<b>520</b>	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: **KATAYOON**

Listing Broker 2: Appointment Ph: **604-315-8715**

Listing Sales Rep 2/3:

Selling Broker: Occupancy: **Vacant**

Selling Sales Rep: Owner: **A. HUBERDEAU**

Selling Broker 2:

Selling Sales Rep 2/3:

Commission: **3.255-100/1.1625**

Realtor Remarks: **Visit [www.katayoonwebb.com](http://www.katayoonwebb.com) for Virtual Tours and more Photos.**

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