

Vancouver East, Fraserview VE (VVEFV)
 # 208 2763 CHANDLERY PL

MLS# V705390

Residential Attached
 Active



| | | | |
|------------------|-----------|-------------------|--------------------------------|
| List Price: | \$359,000 | Days on Mkt: | |
| List Date: | 01-May-08 | Expiry Date: | 30-Oct-08 |
| Previous Price: | | Subdiv/Complex: | RIVER DANCE |
| Original Price: | \$359,000 | Postal Code: | V5S 4V4 |
| Meas. Type: | | Frontage: | |
| | | Frontage Metric: | |
| Depth/Size: | | PID: | 024-661-066 |
| Lot Size SqFt: | 0 sq ft | Approx Yr Blt: | 2000 |
| Exposure: | Southeast | Age at List Date: | 8 |
| Stories in Bldg: | 12 | Type: | Apartment Unit |
| Flood Plain: | | Zoning: | CD-1 |
| Fixtures Lsd: | No | Taxes: | \$1,113 / 2007 |
| Fixt Removed: | N | GST Incl: | |
| | | Tax Incl Utils: | N |
| | | View: | Yes; RIVER VIEWS, GARDEN VIEWS |
| | | Apprvl Req'd: | N |

| | | | | | |
|--------------------|----------------------|-----------------------|---------------------------------------|------------------------|------------------|
| Style of Home: | Inside Unit | Total Parking: | 2 | Covered Parking: | 2 |
| Construction: | Concrete | Parking Stall #: | P3,98&99 | Parking Stall Owned: | N |
| Foundation: | Concrete Perimeter | Parking Access: | Front | | |
| Exterior: | Concrete / Metal | Parking Facilities: | Garage; Underground / Visitor | | |
| Rain Screen: | | | Parking | | |
| Type of Roof: | Tar & Gravel | Dist to Public Trans: | 1 BLK | Dist to School/Bus: | 3 BLKS |
| Renovations: | | Units in Development: | 210 | Total Units in Strata: | 210 |
| Flooring: | Other | Locker: | Y | Locker #: | 10 |
| Water Supply: | City/Municipal | Possession: | | | |
| Heat/Fuel: | Baseboard / Electric | 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: | Pets Allowed w/Rest., Rentals Allowed | | |
| Mgmt. Co's Phone: | 604-232-4040 | | w/Restrictions, | | |
| Mo. Maint Charge: | \$240.51 | | | | |

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

Legal: PL LMS4074 LT 112 DL 258 LD 36 UNDIV 741/135907 SHARE IN COM PROP THEREIN.

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

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, Treed

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

| | | | | | |
|----------------------------|-----|---|------|------------------|-------------------------------------|
| Floor Area (SqFt): | | Total # Rooms: | 5 | Bathrooms | |
| Finished Floor Area Main: | 799 | 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: | 799 | # Pets; Cats; Dogs: 2; Cats: Y; Dogs: Y | | 5 | |
| Unfinished Floor Area: | 0 | # or % Rentals: 10% | | 6 | |
| Grand Total Floor Area: | 799 | 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 604-315-8715 For Appts Call: KATAYOON

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

Listing Sales Rep 2/3:

Selling Broker: Occupancy: Owner

Selling Sales Rep: Owner: C.PAVEL

Selling Broker 2:

Selling Sales Rep 2/3:

Commission: 3.255-100/1.1625

Realtor Remarks: Visit www.katayoonwebb.com for Virtual Tours and Photos.

One owner home, beautifully kept, with view of gardens and river!.This unit is away from Marine drive and is quiet. 2 full bathrooms and 2 side by side parking. Great building with a high contingency fund and a pro-active council. This is the newest and only freehold concrete building in the area. 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. Open House Saturday & Sunday May 3 & 4th 2-4.