



Presented by:
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Vancouver East, Fraserview VE **MLS# V800999** Residential Attached
710 2733 CHANDLERY PL, V5S 4V3 **Active**



List Price: **\$319,000** Previous Price:
 Original Price: **\$319,000**

Subdiv/Complex: **RIVER DANCE**

Frontage:	Approx Yr Bilt: 2000	PID: 024-660-434
Depth/Size:	Age at List Date 9	Type: Apartment Unit
Lot SqFt: 0	Bedrooms: 2	Zoning: CD 1
Exposure: NW	Bathrooms: 2	Taxes: \$1,251 (2009)
Stories in Bldg: 12	Full Baths: 2	Gst Incl:
Flood Plain:	Half Baths: 0	Apprvl Reqd: No
Meas. Type:	Tax Incl Utilis: Yes	
Fixtures Lsd: N		
Fixt Removed: N		
View: Y - RIVER AND GOLF COURSE VIEWS		

Style of Home: Corner Unit	Total Parking: 2	Covered Parking: 2
Construction: Concrete	Parking Stall #: 55 & 56 P3	Parking Stall Owned: No
Foundation: Concrete Perimeter	Parking Access: Front	
Exterior: Concrete, Glass, Metal	Parking Facilities: Garage; Underground, Visitor Parking	
Rain Screen: Yes	R/I Plumbing:	
Type of Roof: Tar & Gravel	Dist to Public Trans: 1 BLOCK	Dist to School/Bus: 3 BLOCKS
Renovations:	Units in Development: 210	Total Units in Strata: 210
Flooring: Laminate	Locker: Yes	Locker #: 103
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric, 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	
Mngmt Co: TML MANAGEMENT	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-232-4040	Maint Fee: \$216.20	

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

Legal: **PL LMS4074 LT 49 DL 258 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**

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, 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	12' X 10'10"						
Main F.	Kitchen	13'2' X 8'6"						
Main F.	Dining	13'2' X 7'						
Main F.	Master Bedroom	13'6' X 10'3"						
Main F.	Bedroom	10'6' X 8'6"						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms:
Finished Floor Area Main: 791	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		3 ; Ensuite: N
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 791	Restricted Age:	5
	# Pets / Cats: Dogs: 2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals: 10	7
Grand Total Floor Area: 791		8

Listing Broker(s):(1) **RE/MAX Crest Realty (Westside)**

This beautiful and bright corner 2 bedroom is a must see!! One of the best 2 bedroom plans at the beautiful River Dance. With the largest livingroom, and 2 bathrooms. Why pay rent when you can own for this amount!! Amazing views!! In-suite laundry, laminate floors and fresh designer paint!! 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. Canada line is only minutes away. Property is currently tenanted, please allow 24-48 hours for viewing.