



**PH8-2763 Chandlery Place
Fraserview, Vancouver
1bed1 bath**

Only \$265,000



Panoramic views from this very well laid out penthouse with ten foot ceilings, tall cheery wood cabinets, In-suite laundry, laminate flooring, and a large kitchen. This is an extremely well kept one owner home in the best priced concrete building in Vancouver. 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. Priced to sell!!!! Open House Saturdays 2-4.



Katayoon Webb

604 . 315 . 8715
www.katayoonwebb.com
homes@katayoonwebb.com





List Price:	\$265,000	Days on Mkt:	2
List Date:	02-Mar-09	Expiry Date:	01-Dec-09
Previous Price:		Subdiv/Complex:	RIVER DANCE
Original Price:	\$265,000	Postal Code:	V5S 4V4
Meas. Type:		PID:	024-662-046
		Approx Yr Blt:	2000
Depth/Size:		Frontage:	Age at List Date: 9
Lot Size SqFt:	0 sq ft	Frontage Metric:	Type: Apartment Unit
Exposure:	North	Bedrooms:	1
Stories in Bldg:	12	Bathrooms:	2
Flood Plain:		Full Baths:	2
Fixtures Lsd:	No	Half Baths:	0
Fixt Removed:	N	View:	Yes; PANORAMIC GOLF COURSE VIEW
		Apprvl Req'd:	N

Style of Home:	Inside Unit / Penthouse	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Stall #:	79 & 80 P3	Parking Stall Owned:	N
Foundation:	Concrete Perimeter	Parking Access:	Front		
Exterior:	Concrete / Glass / Metal	Parking Facilities:	Garage; Underground		
Rain Screen:	Yes				
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1	Dist to School/Bus:	3
Renovations:	Partly,	Units in Development:	210	Total Units in Strata:	210
Flooring:	Laminate / Other	Locker:	Y	Locker #:	69
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 w/Restrictions,		
Mgmt. Co's Phone:	604-232-4040				
Mo. Maint Charge:	\$241.29				

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

Legal: PL LMS4074 LT 210 DL 258 LD 36 UNDIV 448/135907 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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 12'			X			X
Main F.	Kitchen	8' X 8'			X			X
Main F.	Master Bedroom	9'5' X 9'			X			X
					X			X
					X			X
					X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Total # Rooms:	3	Bathrooms	
Finished Floor Area Main:	489	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	; Ensuite: N
Finished Floor Area Bsmt:	0	Restricted Age:		4	
Total Finished Floor Area:	489	# Pets; Cats; Dogs: 2; Cats: Y; Dogs: Y		5	
Unfinished Floor Area:	0	# or % Rentals: 10		6	
Grand Total Floor Area:	489	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: A. CESARIO


Selling Broker 2:


Selling Sales Rep 2/3:


Commission: 3.255-100/1.1625


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


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	Fraserview VE (VVEFV)		# 203 2733 CHANDLERY PL	\$265,000
	# Rooms: 5 Bedrooms: 1 Baths: 1 / 0 Fin Flr Area: 520 Appx Yr Bit: 2000 Taxes: \$895/ 2008 Parking: 1 /Cov: 1 / Garage: Underground Outdoor Area: Balcony(s)	Type: Apartment Unit Style: Inside Unit Construction: Concrete Exterior: Concrete, Glass Roof: Tar & Gravel Fireplaces: 0	ML#: V755088 Active	
Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions View: Amenities: Bike Room Exercise Centre Garden In Suite Laundry Strata Maint. Fee: \$158.63 includes: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility Listing Broker(s): RE/MAX Crest Realty (Westside)				

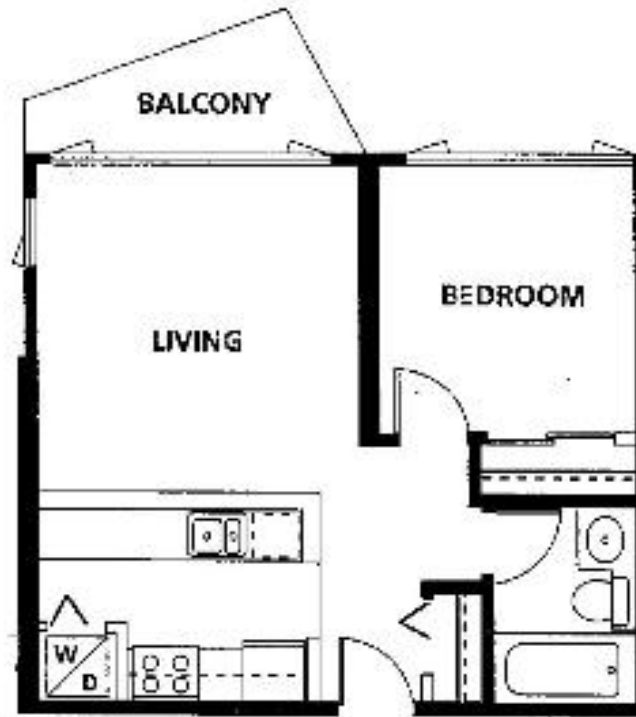
	Fraserview VE (VVEFV)		# 802 2763 CHANDLERY PL	\$279,000
	# Rooms: 6 Bedrooms: 1 Baths: 1 / 0 Fin Flr Area: 619 Appx Yr Bit: 2000 Taxes: \$1,080/ 2008 Parking: 1 /Cov: 1 / Garage: Underground Outdoor Area: Balcony(s)	Type: Apartment Unit Style: Rancher/Bungalow Construction: Concrete Exterior: Concrete Roof: Other Fireplaces: 0	ML#: V743324 Active	
Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions View: Yes - FRASER RIVER AND PARK Amenities: Bike Room Exercise Centre Garden In Suite Laundry Recreation Center Storage Strata Maint. Fee: \$183.62 includes: Cable/Satellite, Caretaker, Garbage Pickup, Recreation Facility Listing Broker(s): Royal LePage Northstar Realty				

	Fraserview VE (VVEFV)		# 709 2763 CHANDLERY PL	\$325,000
	# Rooms: 5 Bedrooms: 2 Baths: 2 / 0 Fin Flr Area: 765 Appx Yr Bit: 2000 Taxes: \$1,309/ 2008 Parking: 2 /Cov: 2 / Garage: Underground Outdoor Area: Balcony(s)	Type: Apartment Unit Style: Inside Unit Construction: Concrete Exterior: Concrete, Glass Roof: Tar & Gravel Fireplaces: 1 / Fuel: Gas - Natural	ML#: V747508 Active	
Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions View: Yes - RIVER VIEWS & MOUNT BAKER Amenities: Bike Room Exercise Centre Garden In Suite Laundry Storage Strata Maint. Fee: \$241.29 includes: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility Listing Broker(s): RE/MAX Crest Realty (Westside)				

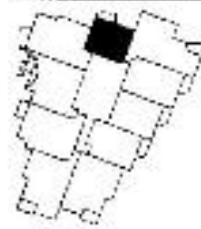
	Fraserview VE (VVEFV)		# 1201 2763 CHANDLERY PL	\$358,888
	# Rooms: 5 Bedrooms: 2 Baths: 2 / 0 Fin Flr Area: 855 Appx Yr Bit: 2000 Taxes: \$1,404/ 2008 Parking: /Cov: 2 / Garage: Underground Outdoor Area: Balcony(s)	Type: Apartment Unit Style: Corner Unit Construction: Concrete Exterior: Concrete Roof: Other Fireplaces: 1 / Fuel: Gas - Natural	ML#: V743848 Active	
Restrictions: Pets Allowed, Rentals Allowed w/Restrictions View: Yes - RIVER, GOLF COURSE Amenities: Bike Room Exercise Centre In Suite Laundry Storage Strata Maint. Fee: \$235.43 includes: Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility Listing Broker(s): Sutton Grp West Coast (VanCam)				

	Fraserview VE (VVEFV)		# 207 2763 CHANDLERY PL	\$359,000
	# Rooms: 5 Bedrooms: 2 Baths: 2 / 0 Fin Flr Area: 791 Appx Yr Bit: 2000 Taxes: \$1,241/ 2008 Parking: 2 /Cov: 2 / Garage: Underground, Visitor Parking Outdoor Area: Balcony(s)	Type: Apartment Unit Style: Corner Unit Construction: Concrete Exterior: Concrete, Glass Roof: Tar & Gravel Fireplaces: 1 / Fuel: Gas - Natural	ML#: V745408 Active	
Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions View: Yes - PANORAMIC RIVER VIEWS Amenities: Bike Room Exercise Centre Garden In Suite Laundry Storage Strata Maint. Fee: \$241.29 includes: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility Listing Broker(s): RE/MAX Crest Realty (Westside)				

THE FLOOR PLAN



WEST TOWER



EAST TOWER



Very efficient floor plan with no wasted space and an amazing treed outlook.