

Active
R2767732
 Board: V, Attached
 Apartment/Condo

403 3138 RIVERWALK AVENUE

Vancouver East
 South Marine
 V5S 0B6

\$825,000 (LP)
 (SP)



DOM: **38** List Date: **4/11/2023** Expiry Date: **4/11/2024**
 Prev. Price: **\$855,000** Original Price: **\$855,000** Sold Date:
 Meas. Type: **Feet** If new,GST/HST inc?: Approx. Year Built: **2015**
 Frontage (feet): **0.00** Bedrooms: **2** Age: **8**
 Frontage (metres): **0.00** Bathrooms: **2** Zoning: **CD-1**
 Depth/Size: **0.00** Full Baths: **2** Gross Taxes: **\$2,227.06**
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2022**
 Flood Plain: P.I.D.: **029-588-898** Tax Inc. Utilities?: **No**
 View: **Yes : PEEK-A-BOO RIVER VIEW BALCONY** Tour: **Virtual Tour URL**
 Complex / Subdiv:
 First Nation Reserve:
 Services Connctd: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Penthouse**
 Construction: **Brick, Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Total **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Legal: **STRATA LOT 57, PLAN EPS2778, DISTRICT LOT 330, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V** Municipal Charges

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

Site Influences: **Private Setting, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main): 995	Units in Development: 166	Tot Units in Strata: 166	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: DWELL PROPERTY MANAGEMENT	Mgmt. Co's #: 604-821-2999	
Finished Floor (Below): 0	Maint Fee: \$467.72	Council/Park Apprv:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gas, Hot Water, Management, Recreation Facility, Snow removal, Water		
Finished Floor (Total): 995 sq. ft.	Bylaw Restrictions: Pets Allowed, Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Unfinished Floor: 0	Restricted Age:		
Grand Total: 995 sq. ft.	# or % of Rentals Allowed:		
Suite: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: 1	# of Levels: 1		
	# of Rooms: 6		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Dining Room	12' x 8'			x	1	Main	4	Yes
Main	Kitchen	11' x 6'			x	2	Main	3	No
Main	Living Room	10' x 12'			x	3			
Main	Primary Bedroom	1'4 x 11'2			x	4			
Main	Bedroom	9'10 x 8'8			x	5			
Main	Storage	5' x 4'			x	6			
					x	7			
					x	8			

List Broker 1: **Royal LePage Little Oak Realty - Office: 604-888-2475** List Broker 3:
 List Desig Agt 1: **Natalie Cross - PREC - Phone: 604-888-2475** **updatenatalie@gmail.com**
 List Broker 2:
 List Desig Agt 2: **3**
 Sell Broker 1:
 Sell Sales Rep 1: **2** **3:**
 Owner: **MARIA DE LOURDES LAGOS NUNEZ / SIXTO HUMBERTO AGUERO STARKMAN**
 Commission: **3.22% ON THE FIRST \$100,000.00 AND 1.15% ON THE REMAINDER**
 Occupancy: **Vacant**

Appointments: **Touchbase**
 Call: **TOUCHBASE**
 Phone: **604-230-8845**

Realtor **AVAILABLE!!! MEASUREMENTS BY PROPER MEASURE and to be verified if important. Unit does not face the water. Very small peek a boo view**
 Remarks: **from the balcony.**

Welcome to the popular River District! This incredible PENTHOUSE 2bed/2bath unit features stunning, open concept living with 12' ceilings and floor to ceiling windows. The large chef's kitchen has plenty of storage, a large island for all your prep and a gas range. The floor plan is ideal with each bedroom on opposite sides of the unit. Enjoy the spa-like master, complete with rain shower and soaker tub, before sipping a glass of wine on the large, covered balcony with peek-a-boo river views. Amazing central location just steps away from the Fraser River, shopping, and recreation.