

#208 - 3538 Sawmill Crescent, Vancouver

\$918,900



ATTENTION PATIO AND PET LOVERS!
Incredible AIR CONDITIONED CONCRETE 2 Bedroom + Office home with a huge 326 square foot South Facing Patio with direct access to the 20,000 square foot courtyard. Your home offers a perfectly laid out floor plan with no wasted space, over height ceilings, separated bedrooms, plenty of light with floor to ceiling windows, smart thermostat & in floor heating in the ensuite. Chef's dream kitchen with 5 burner gas stove, full-size wall mounted oven, integrated 36-inch Jenn-air fridge, soft close cabinets/drawers & an island with bar seating. First class amenities at Avalon 3 including communal grassy courtyard, roof deck with outdoor pool & hot tub, fitness centre, guest suites, clubhouse, concierge & plenty of visitor parking. 1 parking stall & locker included.

FEATURES

ADDRESS: #208-3538 Sawmill Crescent, Vancouver

PRICE: \$918,900

AREA: River District - South Marine

TYPE: 2 Bedroom + 2 Bathroom + Office + Patio

SQ FT: 908* SF + 326 SF Patio

YEAR BUILT: 2022

TAX: n/a

STRATA FEES: \$499.33

PARKING: Yes (P2 - 309)

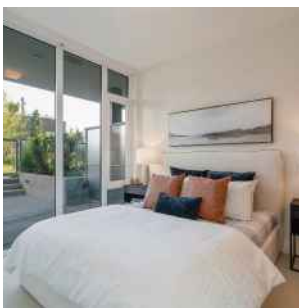
STORAGE: Yes (P2-21-139)

PETS: 2 Dogs or 2 Cats or 1 of Each

RENTALS: None (Pending Airbnb Vote at AGM)

ELEMENTARY: Champlain Heights Elementary

HIGH SCHOOL: Killarney Secondary



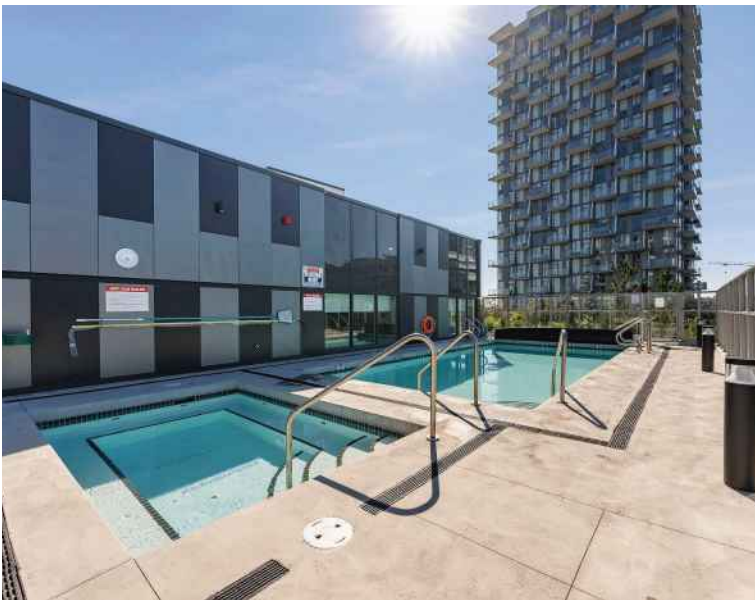
*Strata Plan Shows 906 SF

Presented by: rennie & associates realty ltd



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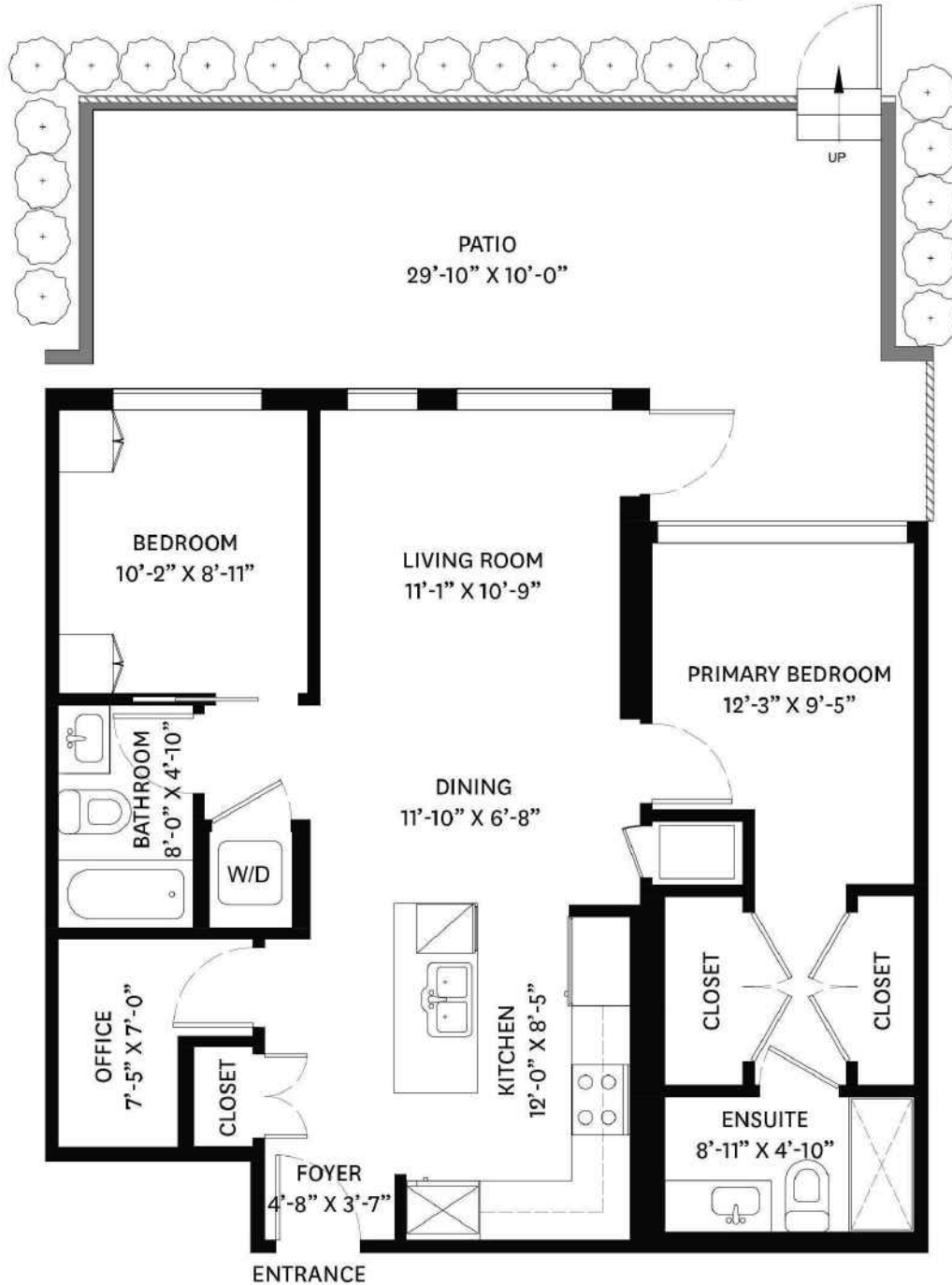
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208-3538 SAWMILL CRESCENT, VANCOUVER, BC

MAIN FLOOR TOTAL: 908 SQ.FT.*
PATIO: 326 SQ.FT.

*Strata Plan Shows 906 SQ.FT.



MAIN FLOOR PLAN
Ceiling Height: 8'-11"



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Derek Kai PREC*
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Active **208 3538 SAWMILL CRESCENT** Residential Attached
R2780243 Vancouver East **\$918,900 (LP)**
 Board: V South Marine (SP) **M**
 Apartment/Condo V5S 0J8



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$918,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2022**
 Frontage(feet): Bathrooms: **2** Age: **1**
 Frontage(metres): Full Baths: **2** Zoning: **CD-1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** P.I.D.: **031-594-433** For Tax Year:
 Flood Plain: View: **Yes :Quiet Courtyard View** Tax Inc. Utilities?: **No**
 Complex / Subdiv: **Avalon 3** Tour:
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Construction: **Concrete** Parking: **Garage; Underground, Visitor Parking**
 Exterior: **Concrete, Glass** Dist. to Public Transit: **Near** Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Renovations: Reno. Year: Fixtures Leased: :
 # of Fireplaces: R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **None** Metered Water:
 Fuel/Heating: **Heat Pump** R.I. Plumbing:
 Outdoor Area: **Balcony(s), Patio(s), Patio(s) & Deck(s)**
 Type of Roof: **Other** Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 42, PLAN EP56725, DISTRICT LOT 331, 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**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Pool; Outdoor, Storage, Swirlpool/Hot Tub, Concierge**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): 908 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 908 sq. ft. Unfinished Floor: 0 Grand Total: 908 sq. ft.	Units in Development: Exposure: South Mgmt. Co's Name: AWM Maint Fee: \$499.33 Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal	Tot Units in Strata: 329 Locker: Yes Storeys in Building: 25 Mgmt. Co's #: 604-685-3227 Council/Park Apprv?: Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed
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Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **6**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	12' x 8'5"	x		x	1	Main	4	No
Main	Living Room	11'1' x 10'9"	x		x	2	Main	3	Yes
Main	Dining Room	11'10' x 6'8"	x		x	3			
Main	Primary Bedroom	12'3' x 9'5"	x		x	4			
Main	Bedroom	10'2' x 8'11"	x		x	5			
Main	Office	7'5' x 7'0"	x		x	6			
			x		x	7			
			x		x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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