## **#208 - 3538 Sawmill Crescent, Vancouver** \$918,900







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

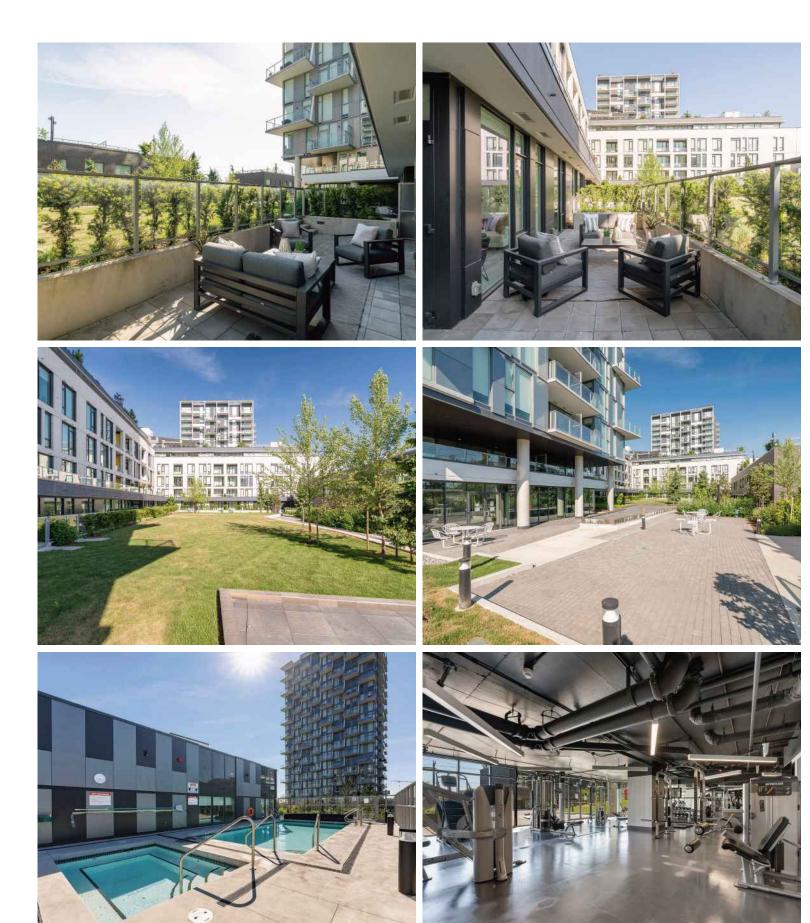
\*Strata Plan Shows 906 SF

Presented by: rennie & associates realty ltd



**Derek Kai** PERSONAL REAL ESTATE CORPORATION 604.868.1666 dkai@rennie.com expertliving.ca

rennie



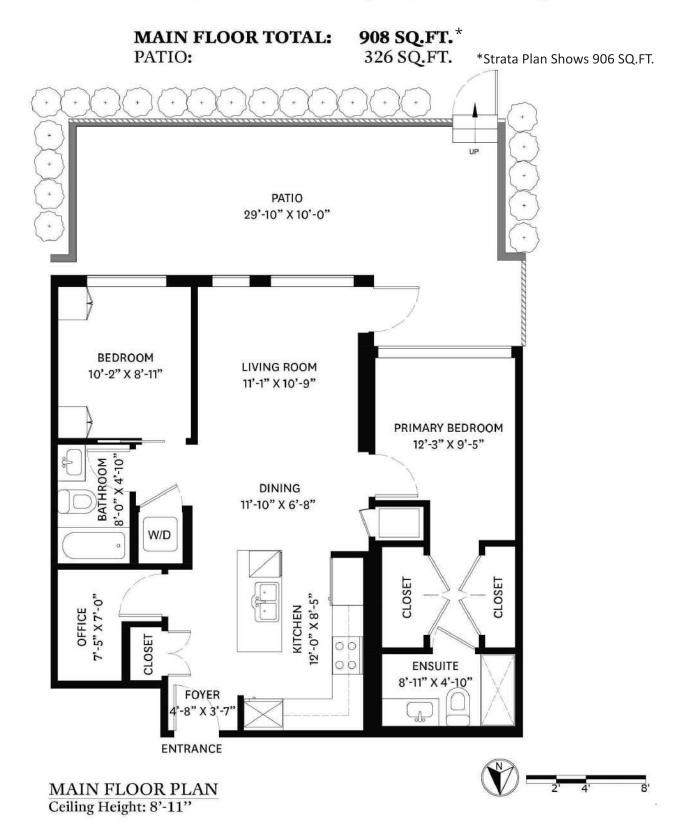


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INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED. NOT INTENDED TO INDUCE BREACH OF AN EXISTING AGENCY AGREEMENT.

## 208-3538 SAWMILL CRESCENT, VANCOUVER, BC





**Derek Kai** Personal Real Estate Corporation 604.868.1666 dkai@rennie.com expertliving.ca

rennie

| REALTO   | DR   |   | Derek<br>Rennie & As<br>Phone:   | sented by:<br>Kai PR<br>sociates Realt<br>604-868-1666<br>@rennie.com   | y Ltd.   |  | a  | eni  | nie   |
|--|--|---|--|---|--|--|--|--|---|
| Active   |  |   | 208 3538 SA  |   | FSCENT   |  | R  | esidential At  | tached  |
| 2780243  |  |   |  | ouver East  | ESCENT   |  | i.   |  | 0 (LP)  |
| Board: V<br>Apartment/Co   | ndo  |   |  | th Marine<br>'5S 038  |  |  |  | 1000   | (SP) M  |
| parament co  |  |   | Sold Date:   | 33 010  | If new,GST/H   | IST inc?: No   | Origin   | al Price: \$9  | 18 900  |
| -  |  |   | Meas. Type:  |   | Bedrooms:  | 2  | 77.55  | x. Year Built  |   |
| 1 21 -   |  | . 1   | Frontage(feet)   |   | Bathrooms:   | 2  | Age:   |  | 1   |
|  |  |   | Frontage(metre   | es):  | Full Baths:  | 2  | Zoning   | g:   | CD-1  |
| TATE   | A DE LA DE   |   | Depth / Size (fi   | t.):  | Half Baths:  | 0  | Gross  | Taxes:   | \$0.00  |
| 10.14  |  |   | Sq. Footage:   | 0.00  |  |  | For Ta   | ax Year:   |   |
|  |  |   | Flood Plain:   |   | P.I.D.: 031-   | 594-433  |  | nc. Utilities?:  | No  |
|  |  | E   | View:<br>Complex / Sub<br>First Nation<br>Services Conncto   | div: Avalon 3   | et Courtyard Vie<br>, Natural Gas, Sa  |  | Tour:<br>Water   |  |   |
|  |  |   | Sewer Type:  | City/Muni   |  | Supply: City,  |  | Ê  |   |
| onstruction:<br>sterior:<br>oundation:<br>enovations:  | Inside Unit<br>Concrete<br>Concrete, Glass<br>Concrete Perimeter   |   | Reno. Year:  | Dist. to Public   | age; Underground<br>Transit: Near<br>Freehold Strata<br>: Yes  | d, Visitor Park  | king Access:<br>t <b>ing</b><br>Dist. to Scho  |  |   |
| of Fireplaces:   |  |   | Rain Screen:<br>Metered Water:   | Fixtures Rmvo   |  |  |  |  |   |
| Fireplace Fuel: None<br>Fuel/Heating: Heat Pump<br>Outdoor Area: Balcony(s), Patio(s), Patio(s)  |  |   | R.I. Plumbing:   |   |  | Laminate, Mixed  |  |  |   |
| Outdoor Area:<br>ype of Roof:<br>egal: STRATA<br>TO THE U  | Balcony(s), Patio(s),<br>Other<br>LOT 42, PLAN EPS6725, DI<br>UNIT ENTITLEMENT OF TH   | ISTRICT LOT 331,<br>E STRATA LOT AS   |  | TER LAND DISTR  | ICT, TOGETHER WITH   | AN INTEREST IN   |  |  |   |
| utdoor Area:<br>ype of Roof:<br>gal: STRATA<br>TO THE U<br>menities:<br>te Influences:   | Balcony(s), Patio(s),<br>Other<br>LOT 42, PLAN EPS6725, DI<br>UNIT ENTITLEMENT OF TH<br>Air Cond./Central, El<br>Concierge<br>Central Location, Ree<br>Air Conditioning, Citi<br>(Main): 908<br>Above): 0<br>Above): 0<br>Basement): 0<br>Total): 908  | ISTRICT LOT 331,<br>IE STRATA LOT AS<br>levator, Exercis<br>creation Nearb<br>hWsh/Dryr/Fm<br>B Unit<br>D Mair<br>D Mair<br>B sq. ft.   | sck(s)<br>GROUP 1, NEW WESTMINS'<br>SHOWN ON FORM V<br>se Centre, Garden, Gue<br>by, Shopping Nearby<br>dg/Stve/DW, Drapes/<br>is in Development:<br>osure: South<br>nt. Co's Name: AWM<br>nt Fee: \$499.33<br>th Fee Includes: Caretake   | rer LAND DISTR<br>est Suite, In S<br>Window Cove  | ICT, TOGETHER WITH<br>uite Laundry, Poc<br>rings<br>ckup, Gardening,   | Tot Units in Si<br>Storeys in Bui<br>Mgmt. Co's #<br>Council/Park A  | torage, Sw<br>trata: 32<br>Iding: 25<br>: 60<br>Apprv?:  | rirlpool/Hot<br>9 Loci<br>1<br>14-685-3227   | Tub,<br>ker: <b>Yes</b>   |
| utdoor Area:<br>/pe of Roof:<br>gal: STRATA<br>TO THE L<br>menities:<br>te Influences:<br>eatures:<br>nished Floor (i<br>nished Floor (i<br>nished Floor (i<br>nished Floor (i<br>nished Floor (i<br>nished Floor ()   | Balcony(s), Patio(s),<br>Other<br>LOT 42, PLAN EPS6725, DI<br>UNIT ENTITLEMENT OF TH<br>Air Cond./Central, El<br>Concierge<br>: Central Location, Rei<br>Air Conditioning, Citi<br>(Main): 908<br>(Above): 0<br>(Babewent): 0<br>(Basement): 0<br>(Total): 908   | ISTRICT LOT 331,<br>IE STRATA LOT AS<br>levator, Exercis<br>creation Nearb<br>hWsh/Dryr/Fm<br>B Unit<br>Expc<br>D Mgn<br>D Mair<br>B sq. ft.  | sck(s)<br>GROUP 1, NEW WESTMINS'<br>SHOWN ON FORM V<br>se Centre, Garden, Gue<br>by, Shopping Nearby<br>dg/Stve/DW, Drapes/<br>is in Development:<br>osure: South<br>nt. Co's Name: AWM<br>nt Fee: \$499.33<br>th Fee Includes: Caretake   | rer LAND DISTR<br>est Suite, In S<br>Window Cove<br>er, Garbage Pi<br>Snow remova   | ICT, TOGETHER WITH<br>uite Laundry, Poo<br>rings<br>ckup, Gardening,<br>I  | Tot Units in Si<br>Storeys in Bui<br>Mgmt. Co's #<br>Council/Park /<br>Gas, Hot Wat  | torage, Sw<br>trata: 32<br>Iding: 25<br>: 60<br>Apprv?:  | rirlpool/Hot<br>9 Loci<br>1<br>14-685-3227   | Tub,<br>ker: <b>Yes</b>   |
| utdoor Area:<br><u>ype of Roof:</u><br>gal: <b>STRATA</b><br><b>TO THE L</b><br>nenities:<br>te Influences:<br>atures:<br>nished Floor ()<br>nished Floor ()<br>nished Floor ()<br>nished Floor ()<br>nished Floor ()<br>nished Floor ()<br>finished Floor ()<br>finished Floor ()   | Balcony(s), Patio(s),<br>Other<br>LOT 42, PLAN EPS6725, DI<br>UNIT ENTITLEMENT OF TH<br>Air Cond./Central, El<br>Concierge<br>: Central Location, Rei<br>Air Conditioning, Citi<br>(Main): 908<br>(Above): 0<br>(Babewent): 0<br>(Basement): 0<br>(Total): 908   | ISTRICT LOT 331,<br>IE STRATA LOT AS<br>levator, Exercis<br>creation Nearb<br>hWsh/Dryr/Fr<br>B Unit<br>Expo<br>0 Mgn<br>0 Mair<br>0 Mair<br>0 Mair<br>0 S sq. ft.<br>0 B sq. ft.   | sck(s)<br>GROUP 1, NEW WESTMINS'<br>SHOWN ON FORM V<br>SE Centre, Garden, Gue<br>by, Shopping Nearby<br>dg/Stve/DW, Drapes/<br>is in Development:<br>osure: South<br>nt. Co's Name: AWM<br>nt Fee: \$499.33<br>nt Fee Includes: Caretake<br>Facility,<br>www. Restrictions: Pets All<br>tricted Age:   | rer LAND DISTR<br>est Suite, In S<br>Window Cove<br>er, Garbage Pi<br>Snow remova   | ICT, TOGETHER WITH<br>uite Laundry, Poo<br>rings<br>ckup, Gardening,<br>I  | Tot Units in Si<br>Storeys in Bui<br>Mgmt. Co's #<br>Council/Park /<br>Gas, Hot Wat  | torage, Sw<br>trata: 32<br>Iding: 25<br>: 60<br>Apprv?:  | irlpool/Hot<br>9 Loci<br>;<br>44-685-3227<br>ement, Reci   | Tub,<br>ker: <b>Yes</b>   |
| utdoor Area:<br>pe of Roof:<br>gal: STRATA<br>TO THE L<br>nenities:<br>atures:<br>hished Floor (I<br>hished Floor (I)<br>hished Floor (I<br>hished Floor (I)<br>hished Floor (I)<br>hish                       | Balcony(s), Patio(s),<br>Other<br>LOT 42, PLAN EPS6725, DI<br>UNIT ENTITLEMENT OF TH<br>Air Cond./Central, El<br>Concierge<br>: Central Location, Re<br>Air Conditioning, Cltl<br>(Main): 908<br>(Above): 0<br>(Balow): 0<br>(Basement): 0<br>(Total): 908<br>r: 0<br>(908)<br>e   | ISTRICT LOT 331,<br>IE STRATA LOT AS<br>levator, Exercis<br>creation Nearb<br>hWsh/Dryr/Fr<br>B Unit<br>D Unit<br>Expr<br>0 Mair<br>0 Mair<br>8 sq. ft.<br>B sq. ft.<br>Byla<br>Rest<br># or  | sck(s)<br>GROUP 1, NEW WESTMINS'<br>SHOWN ON FORM V<br>se Centre, Garden, Gue<br>by, Shopping Nearby<br>dg/Stve/DW, Drapes/<br>is in Development:<br>osure: South<br>nt. Co's Name: AWM<br>nt Fee: \$499.33<br>nt Fee Includes: Caretake<br>Facility,<br>www. Restrictions: Pets All<br>tricted Age:<br>r % of Rentals Allowed:  | rer LAND DISTR<br>est Suite, In S<br>Window Cove<br>er, Garbage Pi<br>Snow remova<br>lowed w/Rest   | ICT, TOGETHER WITH<br>uite Laundry, Poo<br>rings<br>ckup, Gardening,<br>I  | Tot Units in Si<br>Storeys in Bui<br>Mgmt. Co's #<br>Council/Park A<br>Gas, Hot Wat  | torage, Sw<br>trata: 32<br>Iding: 25<br>: 60<br>Apprv?:  | irlpool/Hot<br>9 Loci<br>;<br>44-685-3227<br>ement, Reci   | Tub,<br>ker: Yes<br>,<br>reation  |
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| Itdoor Area:<br>pe of Roof:<br>gal: STRATA<br>TO THE L<br>nenities:<br>te Influences:<br>atures:<br>hished Floor (inished Flo   | Balcony(s), Patio(s),<br>Other<br>LOT 42, PLAN EPS6725, DI<br>UNIT ENTITLEMENT OF TH<br>Air Cond./Central, El<br>Concierge<br>Central Location, Red<br>Air Conditioning, Cltl<br>Main): 908<br>Above): 0<br>Balow): 0<br>Basement): 0<br>Total): 908<br>r: 0<br>908<br>e<br>: # of Levels<br>1 # of Room<br>Type<br>Kitchen<br>Living Room   | ISTRICT LOT 331,<br>IE STRATA LOT 33,<br>IE STRATA LOT 34,<br>IE STRATA LOT | sck(s)<br>GROUP 1, NEW WESTMINS'<br>SHOWN ON FORM V<br>se Centre, Garden, Gue<br>by, Shopping Nearby<br>dg/Stve/DW, Drapes/<br>is in Development:<br>osure: South<br>nt. Co's Name: AWM<br>nt Fee: \$499.33<br>nt Fee Includes: Caretake<br>Facility,<br>ws Restrictions: Pets All<br>tricted Age:<br>r % of Rentals Allowed:<br>rt Term (<1yr)Rnt/Lse Alw<br>rt Term Lse-Details:   | rer LAND DISTR<br>est Suite, In S<br>Window Cove<br>er, Garbage Pi<br>Snow remova<br>lowed w/Rest   | ICT, TOGETHER WITH<br>uite Laundry, Poo<br>rings<br>ckup, Gardening,<br>l<br>., Rentals Allowe<br>rote to restrict ai<br>Dimensions<br>X<br>X  | Tot Units in Si<br>Storeys in Bui<br>Mgmt. Co's #<br>Council/Park A<br>Gas, Hot Wat<br>d<br># of Pets: 2<br>rbnb<br>Bath<br>1<br>2   | torage, Sw<br>trata: 32<br>Iding: 25<br>: 60<br>Apprv?:<br>ter, Manag  | rirlpool/Hot<br>9 Loci<br>14-685-3227<br>rement, Reco<br>Cats:Ye   | Tub,<br>ker: Yes<br>reation   |
| atdoor Area:<br>pe of Roof:<br>gal: STRATA<br>TO THE L<br>nenities:<br>atures:<br>hished Floor ()<br>hished Floor ()<br>hish                     | Balcony(s), Patio(s),<br>Other<br>LOT 42, PLAN EPS6725, DJ<br>UNIT ENTITLEMENT OF TH<br>Air Cond./Central, El<br>Concierge<br>: Central Location, Ree<br>Air Conditioning, Citil<br>(Main): 908<br>(Above): 0<br>(Above): 0<br>(Above): 0<br>(Above): 0<br>(Basement): 0<br>Below): 0<br>Basement): 0<br>(Total): 908<br>r: 0<br>908<br>r: 0<br>908<br>e : # of Levels<br>1 # of Levels<br>1 # of Room<br>Type<br>Kitchen<br>Living Room<br>Dining Room  | ISTRICT LOT 331,<br>IE STRATA LOT AS   IE STRATA LOT AS   levator, Exercis   creation Nearb   bhWsh/Dryr/Fm   B Unit   D Mgn   D Mgn   B Unit   B Sq. ft.   B Byla   Sq. ft. Byla   Si: 1 Shor   Dimensions 12' x 8'5   11'10 x 6'8 10'9  | sck(s)<br>GROUP 1, NEW WESTMINS'<br>SHOWN ON FORM V<br>se Centre, Garden, Gue<br>by, Shopping Nearby<br>dg/Stve/DW, Drapes/<br>is in Development:<br>osure: South<br>nt. Co's Name: AWM<br>nt Fee: \$499.33<br>nt Fee Includes: Caretake<br>Facility,<br>ws Restrictions: Pets All<br>tricted Age:<br>r % of Rentals Allowed:<br>rt Term (<1yr)Rnt/Lse Alw<br>rt Term Lse-Details:   | rer LAND DISTR<br>est Suite, In S<br>Window Cove<br>er, Garbage Pi<br>Snow remova<br>lowed w/Rest   | ICT, TOGETHER WITH<br>uite Laundry, Poo<br>rings<br>ckup, Gardening,<br>I<br>., Rentals Allowe<br>rote to restrict air<br>Dimensions<br>X<br>X<br>X  | Tot Units in Si<br>Storeys in Bui<br>Mgmt. Co's #<br>Council/Park A<br>Gas, Hot Wat<br>d<br># of Pets: 2<br>rbnb<br>Bath<br>1<br>2<br>3  | torage, Sw<br>trata: 32<br>Iding: 25<br>: 60<br>Appry?:<br>ter, Manag<br>Floor<br>Main   | # of Pieces  | Tub,<br>ker: Yes<br>reation<br>es Dogs: Y<br>Ensuite?<br>No   |
| atdoor Area:<br>pe of Roof:<br>gal: STRATA<br>TO THE L<br>nenities:<br>the Influences:<br>atures:<br>hished Floor (Inished (Inished Floor (Inished Floor (Inished Floor (Inished Floor (Inished Floor (Inished Floor (Inished (Inished Floor (Inished Floor (Inished (Inis   | Balcony(s), Patio(s),<br>Other<br>LOT 42, PLAN EPS6725, DJ<br>UNIT ENTITLEMENT OF TH<br>Air Cond./Central, El<br>Concierge<br>Central Location, Ree<br>Air Conditioning, Cltl<br>Main): 908<br>Above): 0<br>Above): 0<br>Below): 0<br>Below): 0<br>Basement): 0<br>Total): 908<br>r: 0<br>908<br>e<br>: # of Levels<br>I # of Room<br>Dining Room<br>Drining Room<br>Primary Bedroom<br>Bedroom  | ISTRICT LOT 331,<br>IE STRATA LOT AS   Ier Strata LOT AS   Istrata LOT AS   Ier Strata L  | sck(s)<br>GROUP 1, NEW WESTMINS'<br>SHOWN ON FORM V<br>se Centre, Garden, Gue<br>by, Shopping Nearby<br>dg/Stve/DW, Drapes/<br>is in Development:<br>osure: South<br>nt. Co's Name: AWM<br>nt Fee: \$499.33<br>nt Fee Includes: Caretake<br>Facility,<br>ws Restrictions: Pets All<br>tricted Age:<br>r % of Rentals Allowed:<br>rt Term (<1yr)Rnt/Lse Alw<br>rt Term Lse-Details:   | rer LAND DISTR<br>est Suite, In S<br>Window Cove<br>er, Garbage Pi<br>Snow remova<br>lowed w/Rest   | ICT, TOGETHER WITH<br>uite Laundry, Poo<br>rings<br>ckup, Gardening,<br>l<br>., Rentals Allowe<br>rote to restrict ai<br>Dimensions<br>X<br>X<br>X<br>X<br>X   | Tot Units in Si<br>Storeys in Bui<br>Mgmt. Co's #<br>Council/Park #<br>Gas, Hot Wat<br>d<br># of Pets: 2<br>rbnb<br>Bath<br>1<br>2<br>3<br>4   | torage, Sw<br>trata: 32<br>Iding: 25<br>: 60<br>Appry?:<br>ter, Manag<br>Floor<br>Main   | # of Pieces  | Tub,<br>ker: Yes<br>reation<br>es Dogs: Y<br>Ensuite?<br>No   |
| Itdoor Area:<br>pe of Roof:<br>gal: STRATA<br>TO THE I<br>henities:<br>atures:<br>bished Floor ()<br>bished Floor ()<br>bish                     | Balcony(s), Patio(s),<br>Other<br>LOT 42, PLAN EPS6725, DI<br>UNIT ENTITLEMENT OF TH<br>Air Cond./Central, El<br>Concierge<br>: Central Location, Re<br>Air Conditioning, Cltl<br>(Main): 908<br>Above): 0<br>Basement): 0<br>Basement): 0<br>Basement): 0<br>Total): 908<br>r: 0<br>908<br>e<br>: # of Levels<br>t # of Room<br>Type<br>Kitchen<br>Living Room<br>Dining Room<br>Primary Bedroom  | ISTRICT LOT 331,<br>IE STRATA LOT AS   IE STRATA LOT AS   levator, Exercis   creation Nearb   hWsh/Dryr/Fr   8 Unit   0 Mair   0 Mair   0 Mair   0 Seq. ft.   0 B sq. ft.   0 Short   11 Short   12' x 8'5 11'1 x 10'9   11'1 0 x 6'8 12'3 x 9'5   10'2 x 8'11 7'5 x 7'0  | sck(s)<br>GROUP 1, NEW WESTMINS'<br>SHOWN ON FORM V<br>se Centre, Garden, Gue<br>by, Shopping Nearby<br>dg/Stve/DW, Drapes/<br>is in Development:<br>osure: South<br>nt. Co's Name: AWM<br>nt Fee: \$499.33<br>nt Fee Includes: Caretake<br>Facility,<br>ws Restrictions: Pets All<br>tricted Age:<br>r % of Rentals Allowed:<br>rt Term (<1yr)Rnt/Lse Alw<br>rt Term Lse-Details:   | rer LAND DISTR<br>est Suite, In S<br>Window Cove<br>er, Garbage Pi<br>Snow remova<br>lowed w/Rest   | ICT, TOGETHER WITH<br>uite Laundry, Poo<br>rings<br>ickup, Gardening,<br>I<br>., Rentals Allowe<br>rote to restrict air<br>Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X   | Tot Units in Si<br>Storeys in Bui<br>Mgmt. Co's #<br>Council/Park #<br>Gas, Hot Wat<br>d<br># of Pets: 2<br>rbnb<br>Bath<br>1<br>2<br>3<br>4<br>5<br>6<br>7  | torage, Sw<br>trata: 32<br>Iding: 25<br>: 60<br>Appry?:<br>ter, Manag<br>Floor<br>Main   | # of Pieces  | Tub,<br>ker: Yes<br>reation<br>es Dogs: 1<br>Ensuite?<br>No   |
| utdoor Area:<br>pe of Roof:<br>gal: STRATA<br>TO THE L<br>nenities:<br>te Influences:<br>atures:<br>hished Floor (I<br>hished I<br>hished I<br>hished Floor (I<br>hished I<br>hished I<br>hished Floor (I<br>hished I<br>hished I<br>his | Balcony(s), Patio(s),<br>Other<br>LOT 42, PLAN EPS6725, DI<br>UNIT ENTITLEMENT OF TH<br>Air Cond./Central, El<br>Concierge<br>: Central Location, Re<br>Air Conditioning, Cltl<br>(Main): 908<br>Above): 0<br>Basement): 0<br>Basement): 0<br>Basement): 0<br>Total): 908<br>r: 0<br>908<br>e<br>: # of Levels<br>t # of Room<br>Type<br>Kitchen<br>Living Room<br>Dining Room<br>Primary Bedroom<br>Bedroom<br>Office   | ISTRICT LOT 331,<br>IE STRATA LOT AS   Ie strata LOT AS   levator, Exercis   creation Nearb   hWsh/Dryr/Fr   8 Unit   0 Mair   0 Mair   0 Mair   0 Seq. ft.   0 B sq. ft.   0 Shor   11'1 x 10'9   11'1 x 10'9   11'1 x 6'8   12'3 x 9'5   10'2 x 8'11   7'5 x 7'0   x  | sck(s)<br>GROUP 1, NEW WESTMINS'<br>SHOWN ON FORM V<br>se Centre, Garden, Gue<br>by, Shopping Nearby<br>dg/Stve/DW, Drapes/<br>is in Development:<br>osure: South<br>nt. Co's Name: AWM<br>nt Fee: \$499.33<br>nt Fee Includes: Caretake<br>Facility,<br>ws Restrictions: Pets All<br>tricted Age:<br>r % of Rentals Allowed:<br>rt Term (<1yr)Rnt/Lse Alw<br>rt Term Lse-Details:   | rer LAND DISTR<br>est Suite, In S<br>Window Cove<br>er, Garbage Pi<br>Snow remova<br>lowed w/Rest   | ICT, TOGETHER WITH<br>uite Laundry, Poo<br>rings<br>ckup, Gardening,<br>I<br>., Rentals Allowe<br>rote to restrict ai<br>Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X   | Tot Units in Si<br>Storeys in Bui<br>Mgmt. Co's #<br>Council/Park /<br>Gas, Hot Wat<br>d<br># of Pets: 2<br>rbnb<br>Bath<br>1<br>2<br>3<br>4<br>5<br>6   | torage, Sw<br>trata: 32<br>Iding: 25<br>: 60<br>Appry?:<br>ter, Manag<br>Floor<br>Main   | # of Pieces  | Tub,<br>ker: Yes<br>reation<br>es Dogs: 1<br>Ensuite?<br>No   |
| utdoor Area:<br>ye of Roof:<br>gal: STRATA<br>TO THE L<br>nenities:<br>te Influences:<br>hished Floor ()<br>hished Floor (                       | Balcony(s), Patio(s),<br>Other<br>LOT 42, PLAN EPS6725, DI<br>UNIT ENTITLEMENT OF TH<br>Air Cond./Central, El<br>Concierge<br>: Central Location, Rei<br>Air Conditioning, Cltl<br>(Main): 908<br>Above): 00<br>Basement): 00<br>Basement): 00<br>Basement): 00<br>Total): 908<br>r: 00<br>908<br>e<br>: # of Levels<br>1 # of Room<br>Dining Room<br>Dining Room<br>Dining Room<br>Dining som<br>Primary Bedroom<br>Bedroom<br>Office<br>ATTIO AND PET LOVEF<br>ccess to the 20,000 sq<br>eilings, plenty of light<br>ove, full-size wall moo<br>so amenities: Communi  | ISTRICT LOT 331,<br>IE STRATA LOT AS<br>levator, Exercise<br>creation Nearb<br>hWsh/Dryr/Fro<br>B Unit<br>Expo<br>0 Mgn<br>0 Mair<br>0 Mair<br>0 B sq. ft.<br>0 B sq. ft.<br>0 Dimensions<br>12' x 8'5<br>11'1 x 10'9<br>11'10 x 6'8<br>12'3 x 9'5<br>10'2 x 8'11<br>7'5 x 7'0<br>x<br>x<br>Es Realty Ltd.<br>RS! Incredible<br>puare foot court<br>t with floor to c<br>unted oven, in<br>nal grassy cou   | sck(s)<br>GROUP 1, NEW WESTMINS'<br>SHOWN ON FORM V<br>se Centre, Garden, Gue<br>by, Shopping Nearby<br>dg/Stve/DW, Drapes/<br>is in Development:<br>osure: South<br>nt. Co's Name: AWM<br>nt Fee: \$499.33<br>nt Fee Includes: Caretake<br>Facility,<br>ws Restrictions: Pets All<br>tricted Age:<br>r % of Rentals Allowed:<br>rt Term (<1yr)Rnt/Lse Alw<br>rt Term Lse-Details:   | rer LAND DISTR<br>est Suite, In S<br>Window Cove<br>er, Garbage Pi<br>Snow remova<br>lowed w/Rest<br>/d?: Yes<br>Pending v<br>DNCRETE 2 Be<br>rs a perfectly<br>t thermostat &<br>-air fridge, so | ict, TOGETHER WITH<br>uite Laundry, Poo<br>rings<br>ickup, Gardening,<br>I<br>., Rentals Allowe<br>rote to restrict air<br>Dimensions<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | Tot Units in Si<br>Storeys in Bui<br>Mgmt. Co's #<br>Council/Park /<br>Gas, Hot Wat<br>d<br># of Pets: 2<br>bobb<br>Bath<br>1<br>2<br>3<br>4<br>5<br>6<br>6<br>7<br>8<br>nome with a H<br>with no wast<br>in the ensuite<br>drawers & an | torage, Sw<br>trata: 32<br>Iding: 25<br>: 60<br>Appry?:<br>ter, Manag<br>Floor<br>Main<br>Main<br>Main<br>UGE 326 S<br>ted space,<br>a. Chef's d | irlpool/Hot<br>9 Loci<br>14-685-3227<br>ement, Reci<br>Cats:Ye<br># of Pieces<br>4<br>3<br>Sq Ft South I<br>separated b<br>rb bar seatin | Tub,<br>ker: Yes<br>reation<br>es Dogs: 1<br>Ensuite?<br>No<br>Yes<br>Facing Pati<br>pedrooms,<br>n with 5<br>g. Avalon : |
| Attoor Area:<br>pe of Roof:<br>gal: STRATA<br>TO THE L<br>nenities:<br>are Influences:<br>atures:<br>hished Floor (Inished Fl   | Balcony(s), Patio(s),<br>Other<br>LOT 42, PLAN EPS6725, DJ<br>UNIT ENTITLEMENT OF TH<br>Air Cond./Central, El<br>Concierge<br>: Central Location, Ree<br>Air Conditioning, Cltl<br>(Main): 908<br>(Main): 908 | ISTRICT LOT 331,<br>IE STRATA LOT AS<br>levator, Exercise<br>creation Nearb<br>hWsh/Dryr/Fro<br>B Unit<br>Expo<br>0 Mgn<br>0 Mair<br>0 Mair<br>0 B sq. ft.<br>0 B sq. ft.<br>0 Dimensions<br>12' x 8'5<br>11'1 x 10'9<br>11'10 x 6'8<br>12'3 x 9'5<br>10'2 x 8'11<br>7'5 x 7'0<br>x<br>x<br>Es Realty Ltd.<br>RS! Incredible<br>puare foot court<br>t with floor to c<br>unted oven, in<br>nal grassy cou   | RCK(S)<br>GROUP 1, NEW WESTMINS'<br>SHOWN ON FORM V<br>SE Centre, Garden, Gue<br>by, Shopping Nearby<br>dg/Stve/DW, Drapes//<br>is in Development:<br>osure: South<br>nt. Co's Name: AWM<br>nt Fee: \$499.33<br>nt Fee Includes: Caretakk<br>Facility,<br>mus Restrictions: Pets All<br>tricted Age:<br>r % of Rentals Allowed:<br>rt Term(<1yr)Rnt/Lse All<br>tricted Age:<br>r % of Rentals Allowed:<br>rt Term Lse-Details:<br>Floor Type<br>AIR CONDITIONED Co<br>typad. Your home offe<br>ceiling windows, smart<br>tegrated 36-inch Jenn | rer LAND DISTR<br>est Suite, In S<br>Window Cove<br>er, Garbage Pi<br>Snow remova<br>lowed w/Rest<br>/d?: Yes<br>Pending v<br>DNCRETE 2 Be<br>rs a perfectly<br>t thermostat &<br>-air fridge, so | ict, TOGETHER WITH<br>uite Laundry, Poo<br>rings<br>ickup, Gardening,<br>I<br>., Rentals Allowe<br>rote to restrict air<br>Dimensions<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | Tot Units in Si<br>Storeys in Bui<br>Mgmt. Co's #<br>Council/Park /<br>Gas, Hot Wat<br>d<br># of Pets: 2<br>bobb<br>Bath<br>1<br>2<br>3<br>4<br>5<br>6<br>6<br>7<br>8<br>nome with a H<br>with no wast<br>in the ensuite<br>drawers & an | torage, Sw<br>trata: 32<br>Iding: 25<br>: 60<br>Appry?:<br>ter, Manag<br>Floor<br>Main<br>Main<br>Main<br>UGE 326 S<br>ted space,<br>a. Chef's d | irlpool/Hot<br>9 Loci<br>14-685-3227<br>ement, Reci<br>Cats:Ye<br># of Pieces<br>4<br>3<br>Sq Ft South I<br>separated b<br>rb bar seatin | Tub,<br>ker: Yes<br>reation<br>es Dogs:<br>Ensuite?<br>No<br>Yes<br>Facing Pat<br>pedrooms,<br>n with 5<br>g. Avalon      |

Dere 604.8 dkai@

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