

#252 - 8575 Rivergrass Drive, Vancouver

\$664,900



Air Conditioned Concrete home with large patio with direct access to the courtyard at Avalon 3. Perfectly laid out 1 bedroom + flex home offers stylish interiors with laminate floors throughout, over height ceilings, a spacious bedroom with walk-through closet to your 4 pc ensuite bath with heated floors, soaker tub & medicine cabinet. Chef's kitchen with 5 burner gas stove, full-size wall mounted oven, Bosch dishwasher, integrated KitchenAid fridge, soft close cabinets/drawers, island & built-in dining table. Summers will never be the same on your 196 square foot patio perfect for entertaining and BBQs with a gas hook up! Avalon 3 offers communal grassy courtyard & roof deck w/ outdoor pool & hot tub, fitness centre, guest suites, concierge & clubhouse. 1 parking & locker included

KEY INFORMATION

ADDRESS: #252 - 8575 Rivergrass Drive, Vancouver

PRICE: \$664,900

AREA: South Marine

TYPE: 1 Bedroom + 1 Bathroom + Patio

SQ FT: 640* SF + 196 SF Balcony

YEAR BUILT: 2022

TAX: n/a

STRATA FEES: \$342.18

FEATURES

VIEWS: Courtyard

PARKING: 1 (P1- 214)

LOCKER: 1 (P1-RMo8 - 397)

PETS: Total 2 Pets

RENTAL: No Restrictions

ELEMENTARY: Champlain Heights Elementary

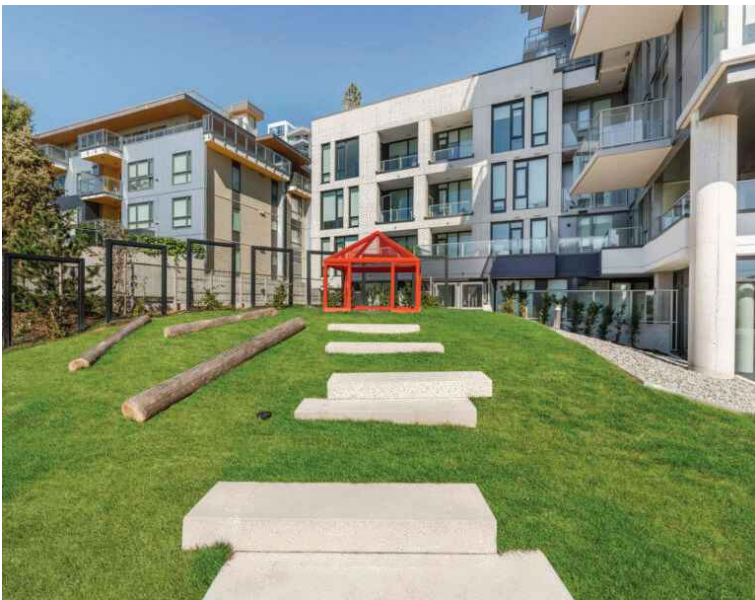
HIGH SCHOOL: Killarney Secondary

* Strata Plan Shows 639 SF



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

rennie



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dkai@rennie.com
expertliving.ca

rennie

252-8575 RIVERGRASS DRIVE, VANCOUVER, BC

MAIN FLOOR TOTAL: 640* SQ.FT.
PATIO: 196 SQ. FT.

* Strata Plan Shows 639 SQ. FT.



MAIN FLOOR PLAN
Ceiling Height: 8'-10"



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

rennie



Presented by:
Derek Kai PREC*
 Rennie & Associates Realty Ltd.
 Phone: 604-868-1666
 dkai@rennie.com



Active
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Board: V
 Apartment/Condo

252 8575 RIVERGRASS DRIVE

Vancouver East
 South Marine
 V5S 0J7

Residential Attached

\$664,900 (LP)
 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$664,900**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2022**
 Frontage(feet): Bathrooms: **1** Age: **1**
 Frontage(metres): Full Baths: **1** Zoning: **CD-1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **031-594-387** Tax Inc. Utilities?: **No**
 View: **Yes : Courtyard** Tour:
 Complex / Subdiv: **Avalon 3**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel: **None**
 Fuel/Heating: **Heat Pump**
 Outdoor Area: **Balcony(s), Patio(s)**
 Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit: **Near** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Mixed**

Legal: **STRATA LOT 37, PLAN EPS6725, 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, Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main): **640**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **640 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **640 sq. ft.**

Units in Development:
 Exposure: **West**
 Mgmt. Co's Name: **AWM**
 Maint Fee: **\$342.18**
 Maint Fee Includes: **Caretaker, Gardening, Gas, Hot Water, Management, Snow removal**

Tot Units in Strata: **329** Locker: **Yes**
 Storeys in Building:
 Mgmt. Co's #: **604-685-3227**
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'4 x 8'11			x	1	Main	4	Yes
Main	Living Room	11'4 x 10'7			x	2			
Main	Dining Room	11'4 x 4'7			x	3			
Main	Bedroom	10'2 x 9'5			x	4			
Main	Den	7'7 x 5'3			x	5			
Main	Patio	17'10 x 13'3			x	6			
					x	7			
					x	8			

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

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