

# #413 - 3451 Sawmill Crescent, Vancouver

\$619,900



RARE CORNER 1 BEDROOM + FLEX AIR-CONDITIONED home in the CONCRETE Quartet at River District! Your Northeast facing home offers an open floorplan features over plenty of windows, over height ceilings, laminate flooring & an oversized covered balcony with outlooks to the courtyard. Chef's gourmet kitchen: Jenn Air FULL SIZE fridge & oven, gas cooktop, stainless steel dishwasher & stone counters. Rest up in the spacious bedroom with cheater ensuite featuring NuHeat floors, floating vanity, soaker tub & a window for natural light. Modern essentials include: NEST temp control, heating/cooling system, USB plugs & a full sized washer/dryer. Quartet is home to first class amenities with party room/full kitchen, guest suites & access to the exclusive CLUB CENTRAL: Swimming pool, exercise centre, squash court & kids area. Walking distance to everything River District has to offer: Groceries, eateries transit, plus nearby riverfront walking & cycling paths. 1 parking stall and locker included.



## FEATURES

ADDRESS: #413 - 3451 Sawmill Crescent, Vancouver

PRICE: \$619,900

AREA: South Marine

TYPE: 1 Bedroom + 1 Bathroom + Flex

SQ FT: 636 SF (Strata Plan Shows 626 SF)

YEAR BUILT: 2020

TAX: \$1,451.49 (2022)

STRATA FEES: \$399.63

PARKING: 1 (P2-204)

STORAGE: 1 (P2-RM8-132)

PETS: 2 Dogs + 2 Cats + 1 of Each

RENTALS: Allowed

ELEMENTARY: Champlain Heights Annex

HIGH SCHOOL: Killarney Secondary



**Derek Kai** PERSONAL REAL ESTATE CORPORATION  
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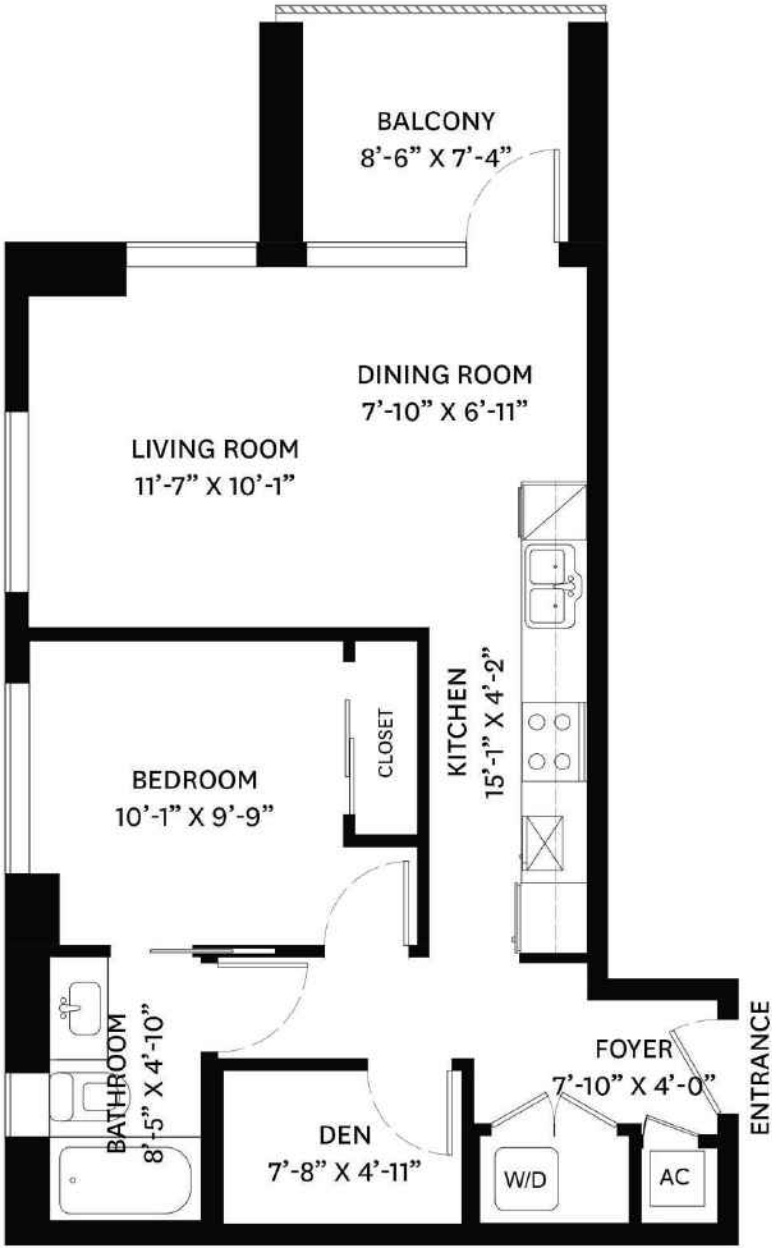


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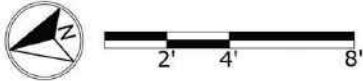
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# 413-3451 SAWMILL CRESCENT, VANCOUVER, BC

MAIN FLOOR TOTAL: 636 SQ.FT.  
BALCONY: 63 SQ.FT.



**MAIN FLOOR PLAN**  
Ceiling Height: 8'-8"



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



Presented by:  
**Derek Kai PREC\***  
 Rennie & Associates Realty Ltd.  
 Phone: 604-868-1666

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**Active** **413 3451 SAWMILL CRESCENT** Residential Attached  
**R2734212** Vancouver East **\$619,900 (LP)**  
 Board: V South Marine (SP) **M**  
 Apartment/Condo V5S 0H3



Sold Date: If new,GST/HST inc?: Original Price: **\$619,900**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2020**  
 Frontage(feet): Bathrooms: **1** Age: **2**  
 Frontage(metres): Full Baths: **1** Zoning: **CD-1**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,451.49**  
 Sq. Footage: **0.00** For Tax Year: **2022**  
 Flood Plain: P.I.D.: **031-066-062** Tax Inc. Utilities?: **No**  
 View: **Yes : Courtyard** Tour:  
 Complex / Subdiv: **QUARTET AT RIVER DISTRICT**  
 First Nation  
 Services Connctd: **Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner 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)**  
 Type of Roof: **Other**

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

Legal: **STRATA LOT 63, PLAN EP56575, 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, Guest Suite, In Suite Laundry, Playground, Pool; Indoor, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**  
 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): **636**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **636 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **636 sq. ft.**

Units in Development:  
 Exposure: **Northeast**  
 Mgmt. Co's Name: **AWM**  
 Maint Fee: **\$399.63**  
 Maint Fee Includes: **Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **257** Locker: **Yes**  
 Storeys in Building: **10**  
 Mgmt. Co's #: **604-685-3227**  
 Council/Park Apprv?:  
 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:

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        | 15'1 x 4'2  |       |      | x          | 1    | Main  | 4           | Yes      |
| Main  | Living Room    | 11'7 x 10'1 |       |      | x          | 2    |       |             |          |
| Main  | Dining Room    | 7'10 x 6'11 |       |      | x          | 3    |       |             |          |
| Main  | Master Bedroom | 10'1 x 9'9  |       |      | x          | 4    |       |             |          |
| Main  | Flex Room      | 7'8 x 4'11  |       |      | x          | 5    |       |             |          |
| Main  | Patio          | 8'5 x 7'4   |       |      | x          | 6    |       |             |          |
|       |                | x           |       |      | x          | 7    |       |             |          |
|       |                | x           |       |      | x          | 8    |       |             |          |

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

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