

#607 - 3438 Sawmill Crescent, Vancouver

\$1,099,000



Outdoor enthusiasts take note! Spectacular South facing AIR CONDITIONED 2 bedroom home with covered balcony on the main floor & a HUGE 760 SF rooftop deck overlooking the Fraser River. Welcome to Wesgroup's newest addition to the River District: Mode. Bright & open concept home with over-height ceilings, laminate flooring in living areas, smart thermostat, USB outlets, full size washer/dryer & heated ensuite flooring. Masterful Chef's kitchen with full size stainless steel appliances including a gas cooktop & quartz counters. With over 875 square feet of total outdoor space including gas/water bib this is an entertainers dream! Amenities include fitness centre, outdoor garden, party room, theatre room, guest suites, concierge, visitor parking, EV stalls. 1 parking stall & bonus storage locker included.

FEATURES

ADDRESS: #607 - 3438 Sawmill Cres., Vancouver

PRICE: \$1,099,000

AREA: South Marine

TYPE: 2 Bedroom +2 Bathroom +Flex

SQ FT: 1,061 SF (Strata Plan Shows 1,058 SF)

YEAR BUILT: 2022

TAX: N/A

STRATA FEES: \$588.93

PARKING: 1 (P3 - 181)

STORAGE: 1 (P3-RM9-117)

PETS: 2 Pets

RENTALS: Allowed

ELEMENTARY: Champlain Heights Annex

HIGH SCHOOL: Killarney Secondary



Presented by: rennie & associates realty ltd



Derek Kai PERSONAL REAL ESTATE CORPORATION
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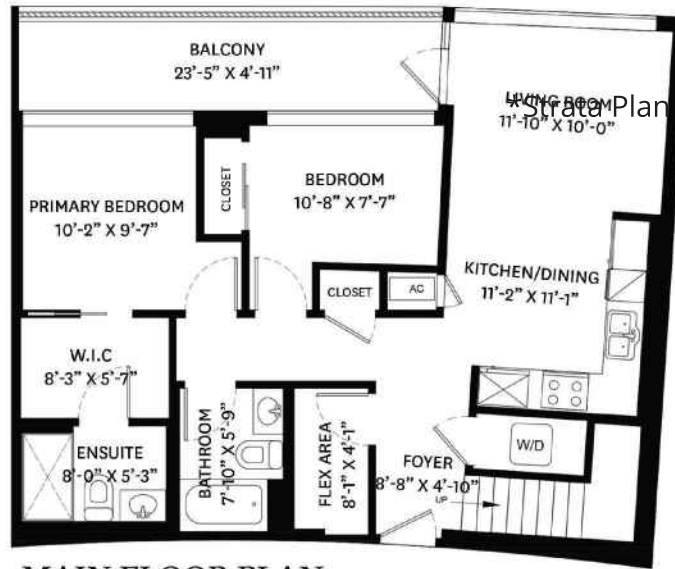


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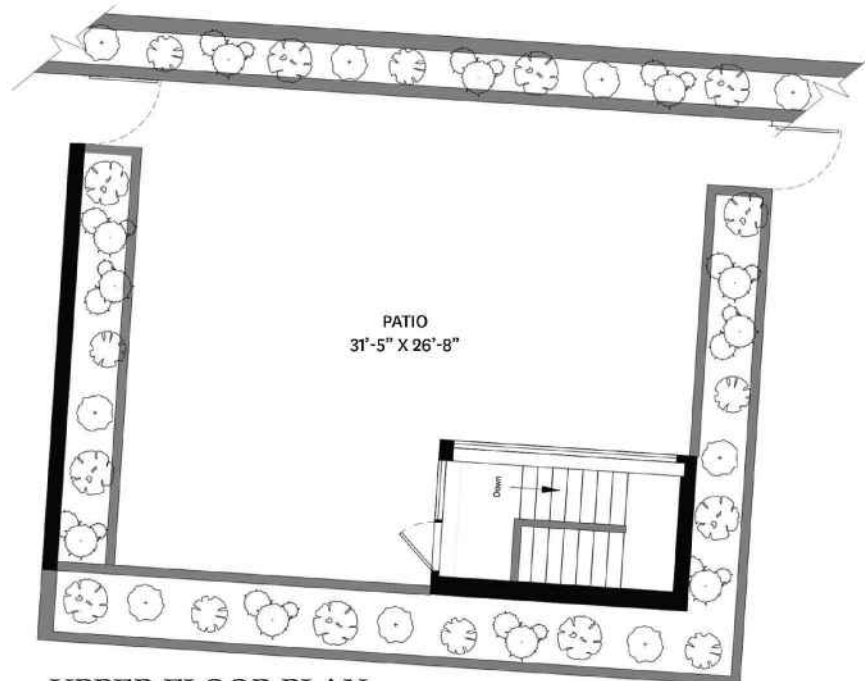
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607-3438 SAWMILL CRESCENT, VANCOUVER, BC

MAIN FLOOR TOTAL: 938 SQ.FT. **PATIO:** 760 SQ. FT.
UPPER FLOOR TOTAL: 123 SQ.FT. **BALCONY:** 116 SQ. FT.
TOTAL: **1,061 SQ.FT.**



MAIN FLOOR PLAN
Ceiling Height: 9'-0"



UPPER FLOOR PLAN
Ceiling Height: 8'-4"



floor plan designed by
 ishot.ca Enterprises Inc.
 604-368-7979
<http://ishot.ca>

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Active **607 3438 SAWMILL CRESCENT** Residential Attached
R2746939 Vancouver East **\$1,099,000 (LP)**
 Board: V South Marine (SP)
 Apartment/Condo V5S 0E3



Sold Date: If new,GST/HST inc?: Original Price: **\$1,099,000**
 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** For Tax Year: **2022**
 Flood Plain: P.I.D.: **031-841-716** Tax Inc. Utilities?: **No**
 View: **Yes :Fraser River & Courtyard** Tour:
 Complex / Subdiv: **MODE**
 First Nation
 Services Concnctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel: **None**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcony(s), Rooftop Deck**
 Type of Roof: **Other**

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: **Laminate**

Legal: **STRATA LOT 103 DISTRICT LOTS 330 AND 331 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS8912TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Club House, Exercise Centre, Garden, Guest Suite, Playground, Recreation Center, Storage, Swirlpool/Hot Tub**
 Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): **938**
 Finished Floor (Above): **123**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,061 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,061 sq. ft.**

Units in Development:
 Exposure: **South**
 Mgmt. Co's Name: **AWM**
 Maint Fee: **\$588.93**
 Maint Fee Includes: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
 Tot Units in Strata: **257** Locker: **Yes**
 Storeys in Building: **27**
 Mgmt. Co's #:
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmnt. Ht:
 # of Kitchens: **1** # of Levels: **2**
 # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **TBA**
 # of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'1 x 11'2			x	1	Main	4	No
Main	Living Room	11'10 x 10'			x	2	Main	3	Yes
Main	Primary Bedroom	10'2 x 9'7			x	3			
Main	Walk-In Closet	8'3 x 5'7			x	4			
Main	Bedroom	10'8 x 7'7			x	5			
Main	Office	8'1 x 4'1			x	6			
Main	Patio	23'5 x 4'11			x	7			
Above	Patio	31'5 x 26'8			x	8			

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

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