



## 1108-2733 CHANDLERY PLACE

2 BED | 2 BATH | 841 SQ. FT.

FRASER RIVER VIEWS! Well laid out 2 bedroom, 2 bathroom (1 ensuite) condo with spectacular unobstructed views of the Fraser River just minutes away from all the new River District amenities as well as the waterfront walkway. Upgrades include new floors, bathrooms, kitchen, appliances, and more. This unit also features a gas fireplace, in suite laundry, 2 parking stalls and 1 storage locker. Common party room and fully equipped gym in the building. Pets allowed (1 cat/1 dog).

### NEIGHBOURHOOD HIGHLIGHTS

#### Elementary School

David Oppenheimer Elementary

#### High School

David Thompson Secondary

#### French Immersion

Laura Secord Elementary

Sir Winston Churchill Secondary

**WALK SCORE:** 23

**BIKE SCORE:** 38

**TRANSIT SCORE:** 49

Keith Roy  
AND ASSOCIATES

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RE/MAX



KEITH ROY, PREC\*



GREG DENT



GREGORY ANDRUFF, PREC\*



TARYN LEES



SARAH HOPKINS



EMMA HAMEL



# 1108-2733 CHANDLERY PLACE

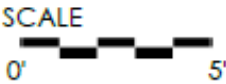
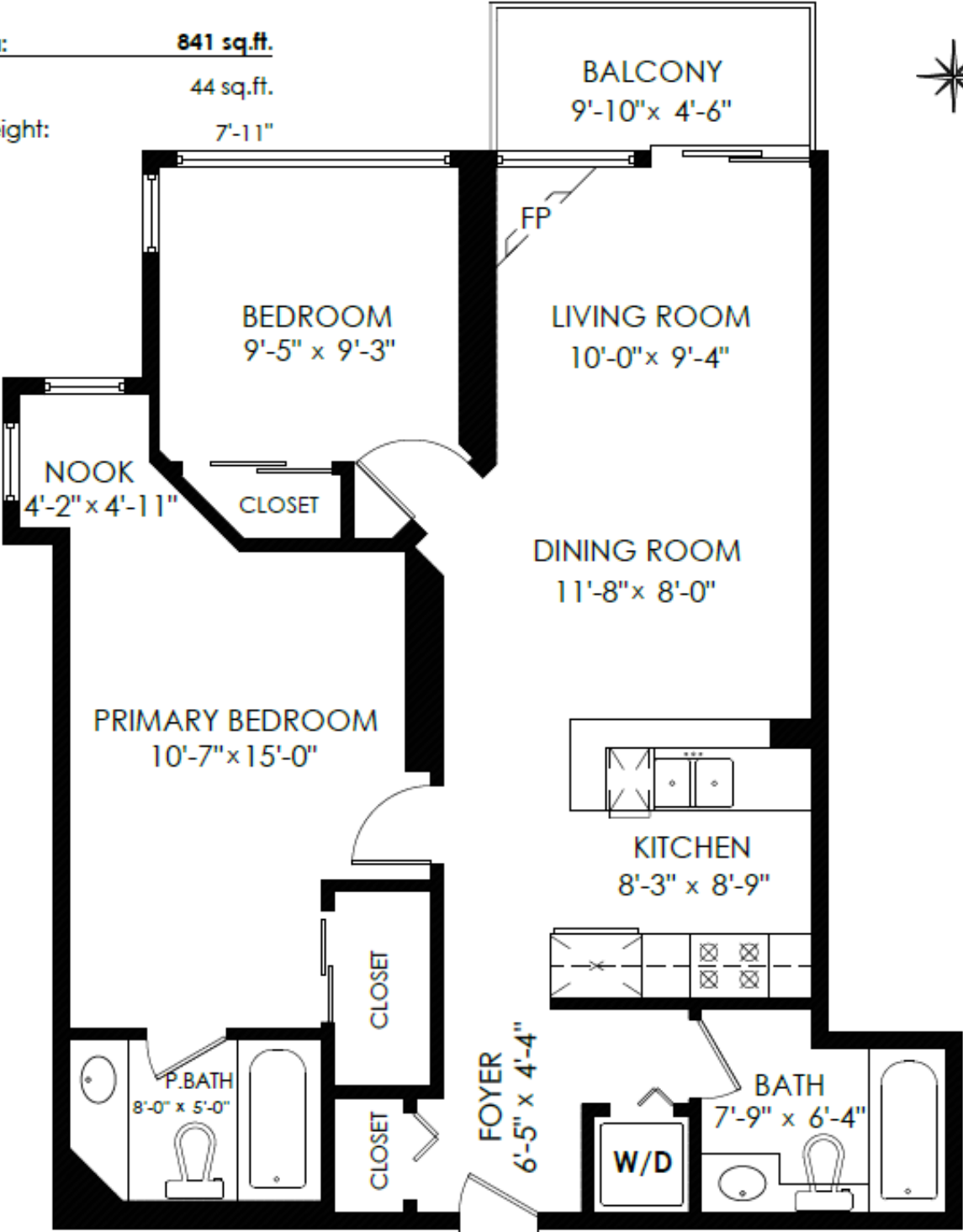
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View additional photos & 3D tour at [www.KeithRoy.com](http://www.KeithRoy.com)

1108-2733 Chandlery Pl  
Vancouver

Floor Area: 841 sq.ft.  
Balcony: 44 sq.ft.  
Ceiling Height: 7'-11"



MEASURED ON: (2024-01-08)

info@pixlworks.com www.pixlworks.com 604.329.5788

ES&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls; not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.







Presented by:  
**Keith Roy PREC\***  
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**Active**

**R2840769**

Board: V

Apartment/Condo

**1108 2733 CHANDLERY PLACE**

Vancouver East  
 South Marine  
 V5S 4V3

Residential Attached

**\$699,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$699,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1999</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>25</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,662.86</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2023</b>
Flood Plain:	P.I.D.: <b>024-660-817</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : FRASER RIVER</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>RIVER DANCE</b>		
First Nation:		
Services Connctd: <b>Community, Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**

Legal: **STRATA LOT 87, PLAN LMS4074, DISTRICT LOT 258, 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 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>841</b>	Units in Development: <b>210</b>	Tot Units in Strata: <b>210</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Stores in Building: <b>12</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>KORECKI</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$612.84</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility</b>		
Finished Floor (Total): <b>841 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>841 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>		

Suite: **None**  
 Basement: **None**  
 Crawl/Bsmt. Ht:  
 # of Kitchens: **1** # of Levels: **1** # of Rooms: **6**  
 Restricted Age:  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:  
 # of Pets: **1** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'5 x 4'4	1	Main	4	No
Main	Kitchen	8'3 x 8'9	2	Main	4	Yes
Main	Dining Room	11'8 x 8'	3			
Main	Living Room	10' x 9'4	4			
Main	Bedroom	9'5 x 9'3	5			
Main	Primary Bedroom	15' x 10'7	6			
		x	7			
		x	8			

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