



3B-3540 CAMBIE STREET

2 BED | 1 BATH | 1360 SQ. FT.

Spectacular 1360sf penthouse in Cambie Village. This sprawling 2 bedroom and den, 1 bathroom apartment has been extensively renovated with natural stone accents, AEG appliances, white wood floors and massive walk-in closet. Major building repairs include newer windows, updated common areas and building wifi network. This space is unique and the neighbourhood is unrivalled with restaurants, subway and theatre all within a few blocks. Equity co-op. Minimum age of shareholder is 30 and must be 21+ to reside. 1 cat or dog allowed. 1 private garage included.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

Edith Cavell Elementary

High School

Eric Hamber Secondary

French Immersion

Sir Winston Churchill Secondary

WALK SCORE: 98

BIKE SCORE: 94

TRANSIT SCORE: 72

Keith Roy
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RE/MAX



KEITH ROY, PREC*



GREG DENT



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*Denotes Personal Real Estate Corporation.

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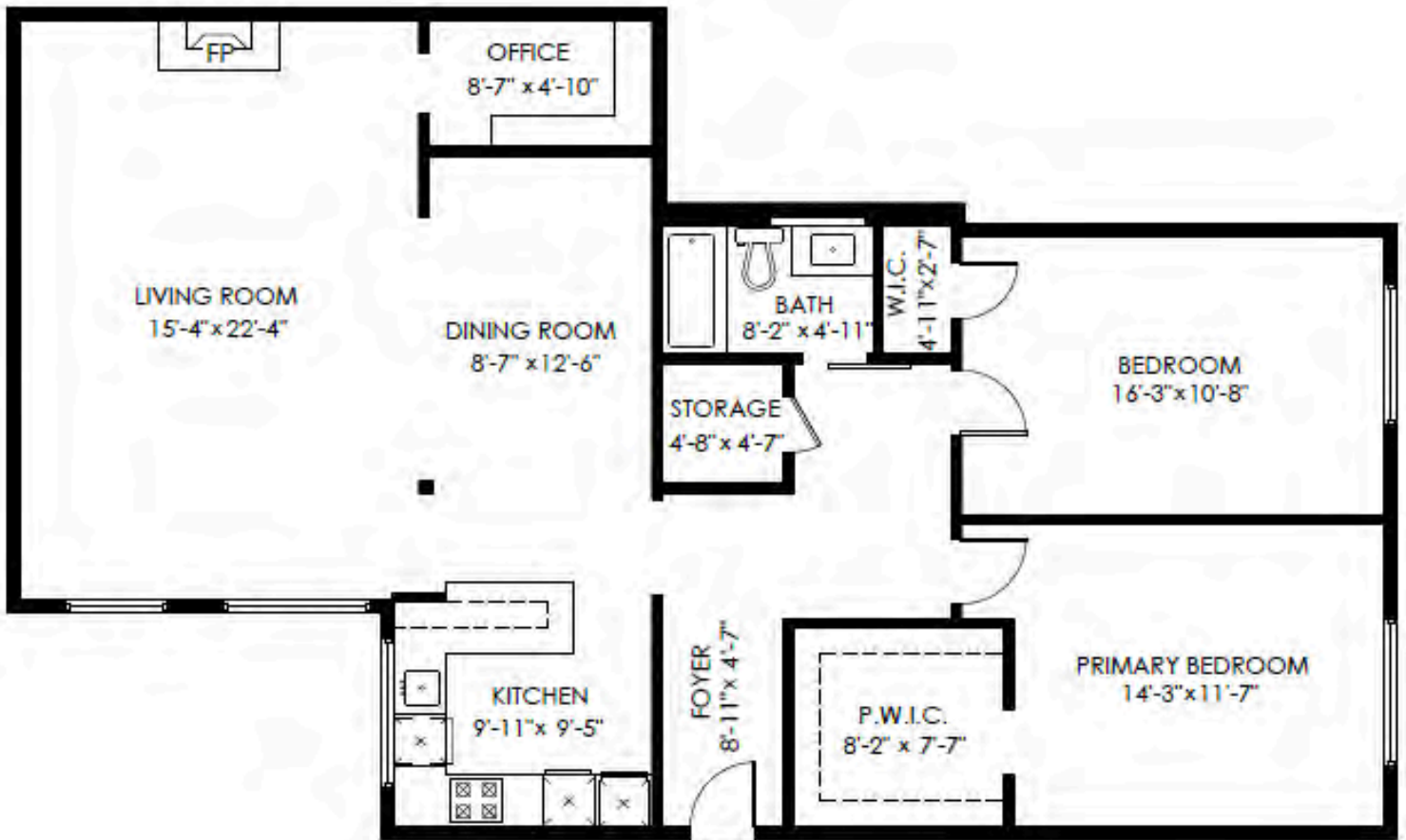
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View additional photos & 3D tour at www.KeithRoy.com

Floor Area: 1,360 sq.ft.

Ceiling Height: 8'-0"



MEASURED ON: (2024-06-07)

info@pixlworks.com www.pixlworks.com 604.329.5788



E&O reserved. Total square foot calculated to gross unit area. SFP based on interior measurements to exterior walls. Not for use in digital blueprints. May include unfinished area. (P&I for marketing) purpose only and is not intended for architectural/construction use. All details, sizes & placements should be confirmed approximately within 1-2% tolerance.



Presented by:
Keith Roy PREC*

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Active

R2891555

Board: V
Apartment/Condo

3B 3540 CAMBIE STREET

Vancouver West
Cambie
V5Z 2X1

Residential Attached

\$850,000 (LP)

(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$850,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1949**
Frontage(feet): Bathrooms: **1** Age: **75**
Frontage(metres): Full Baths: **1** Zoning: **RM-3A**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,807.12**
Sq. Footage: **0.00** P.I.D.: **013-855-964** For Tax Year: **2023**
Flood Plain: View: **No :** Tax Inc. Utilities?: **No**
Tour: **Virtual Tour URL**
Complex / Subdiv: **BROCKVILLE MANOR**
First Nation: Services Connctd: **Community, Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Hot Water**
Outdoor Area: **None**
Type of Roof: **Torch-On**

Reno. Year: **No**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Shares in Co-operative**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes: 4 light fixtures - Living Room, Dining Room, Foyer & Hallway**
Floor Finish: **Hardwood**

Legal: **LOT 1, BLOCK 561, PLAN VAP2354, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Shared Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Refrigerator, Stove**

Finished Floor (Main): **1,360**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,360 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,360 sq. ft.**

Units in Development: **23**
Exposure:
Mgmt. Co's Name: **SELF MANAGED**
Maint Fee: **\$691.06**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Other**

Tot Units in Strata: **23** Locker: **Yes**
Stores in Building: **3**
Mgmt. Co's #:
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'4 x 22'4			x	1	Main	4	No
Main	Dining Room	8'7 x 12'6			x	2			
Main	Kitchen	9'11 x 9'5			x	3			
Main	Primary Bedroom	14'3 x 11'7			x	4			
Main	Walk-In Closet	8'2 x 7'7			x	5			
Main	Bedroom	16'3 x 10'8			x	6			
Main	Storage	4'8 x 4'7			x	7			
					x	8			

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