



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

604-210-2933
team@KeithRoy.com
KeithRoy.com



RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



SARAH HOPKINS



EMMA HAMEL

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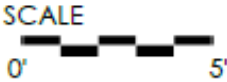
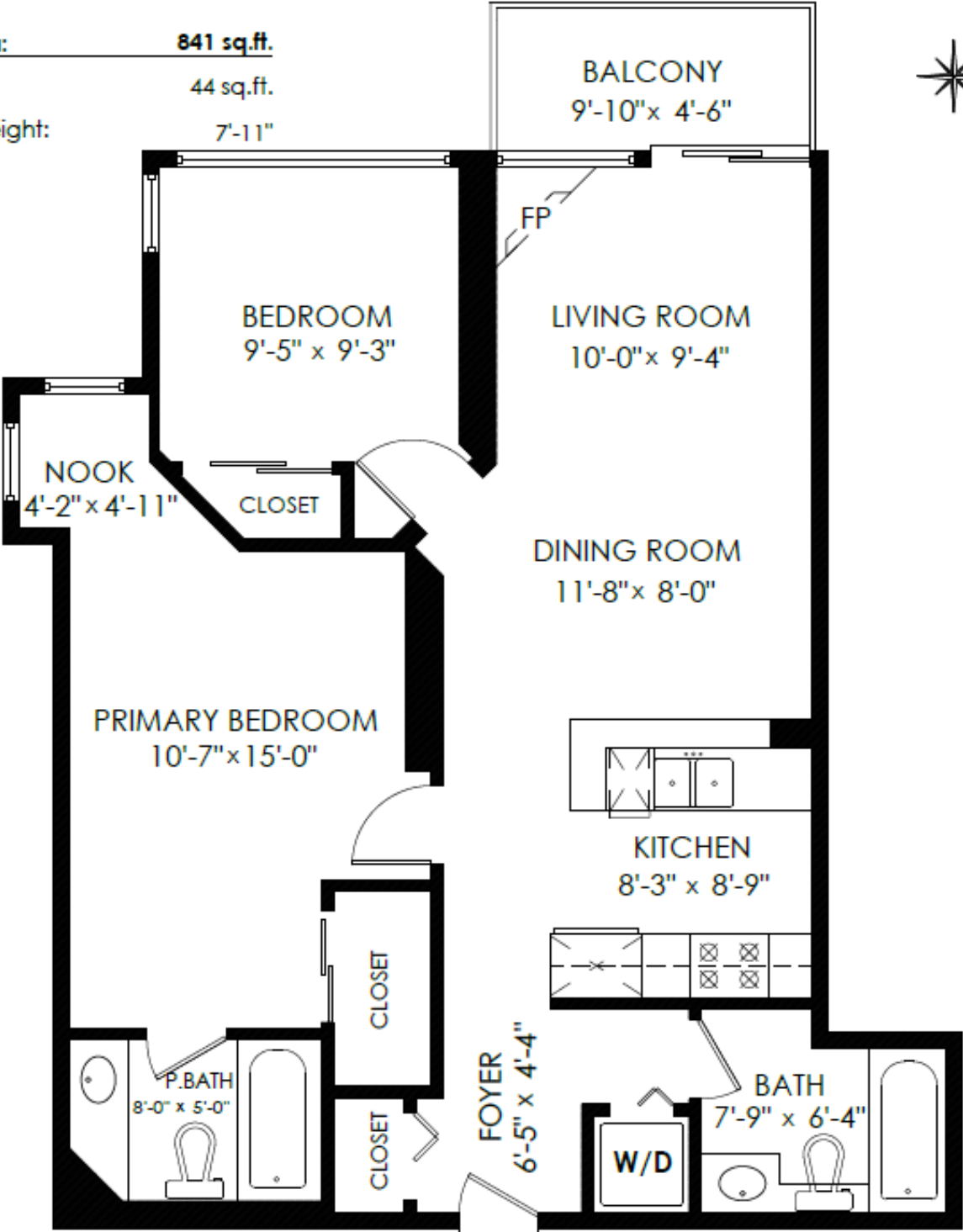
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View additional photos & 3D tour at www.KeithRoy.com

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

E&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*

Keith Roy and Associates
RE/MAX Select Realty
Phone: 604-210-2933
http://www.keithroy.com
team@keithroy.com



Active
R2861837
Board: V
Apartment/Condo

1108 2733 CHANDLERY PLACE

Vancouver East
South Marine
VSS 4V3

Residential Attached

\$675,000 (LP)
(SP) **M**



Sold Date: If new,GST/HST inc?: Original Price: **\$675,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1999**
Frontage(feet): Bathrooms: **2** Age: **25**
Frontage(metres): Full Baths: **2** Zoning: **CD-1**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,662.86**
Sq. Footage: **0.00** For Tax Year: **2023**
Flood Plain: P.I.D.: **024-660-817** Tax Inc. Utilities?: **No**
View: **Yes :FRASER RIVER** Tour: **Virtual Tour URL**
Complex / Subdiv: **RIVER DANCE**
First Nation
Services Connctd: **Community, Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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**

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:

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): **841**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **841 sq. ft.**
Unfinished Floor: **0**
Grand Total: **841 sq. ft.**

Units in Development: **210** Tot Units in Strata: **210** Locker: **Yes**
Exposure: Storeys in Building: **12**
Mgmt. Co's Name: **KORECKI** Mgmt. Co's #:
Maint Fee: **\$612.84** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**

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

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

Floor	Type	Dimensions
Main	Foyer	6'5 x 4'4
Main	Kitchen	8'3 x 8'9
Main	Dining Room	11'8 x 8'
Main	Living Room	10' x 9'4
Main	Bedroom	9'5 x 9'3
Main	Primary Bedroom	15' x 10'7
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	4	Yes
3			
4			
5			
6			
7			
8			

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