

Presented by:
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Vancouver East, Champlain Heights Residential Attached
502 8580 RIVER DISTRICT CR, V0V 0V0 MLS# V1121419 **Sold**

	List Price: \$274,900	Previous Price:	Sold Price: \$274,900
	Days on Market: 9	Sold Date: 09-May-15	
Subdiv/Complex: TWO TOWN CENTRE			
Frontage:	Approx Yr Blt: 2017	PID: 029-292-123	Type: Apartment/Condo
Depth/Size:		Zoning: CD-1	
Lot SqFt: 0	Age at List Date: 0	Taxes: \$0 (2017)	
Exposure:	Bedrooms: 1	GST/HST Incl?: No	
Stories in Bldg: 5	Bathrooms: 1	Tax Incl Utilities: No	
Flood Plain: Yes	Full Baths: 1	Apprvl Reqd:	
Meas. Type: Feet	Half Baths: 0		
Fixtures Lsd:			
Fixt Removed: N			
View:			

Style of Home: Inside Unit	Total Parking:	Covered Parking: 1
Construction: Concrete, Frame - Wood	Parking Access:	
Foundation: Concrete Slab	Parking Facilities: Garage; Underground, Visitor Parking	
Exterior: Mixed		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Torch-On, Other		
Renovations:	Reno Year:	Dist to Public Trans: 2BLK
Flooring: Tile, Wall/Wall/Mixed		Units in Development: 64
Water Supply: City/Municipal		Locker: Yes
Heat/Fuel: Hot Water		Possession:
No. of Fireplaces: 0	R/I Fireplaces:	Title to Land: Freehold Strata
Fireplace Fuel:		Seller's Interest: Registered Owner
Outdoor Area: Balcony(s)		Mortgage Info: \$0
Mngmt Co: TBD		Property Disclosure: N - DEVELOPER DISCLOSURE
Mngmt Ph:	Maint Fee: \$281.37	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal

Legal: LT 30 DL 331 GRP 1 NEW WESTMINSTER DISTRICT PL
 Amenities: Club House, Exercise Centre, Guest Suite, Pool; Indoor, Swirlpool/Hot Tub, Wheelchair Access
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Range, Smoke Alarm, Sprinkler - Fire, Stove
 Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Master Bedroom	10' X 9'						
Main F.	Flex Room	4' X 8'						
Main F.	Kitchen	9' X 8'						
Main F.	Living Room	12' X 21'						

Floor Area (SqFt):	Total # Rooms: 4	Bathrooms
Finished Floor Area Main: 635	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 635	Restricted Age:	5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 635		8

Listing Broker(s): Wesgroup Realty Ltd.

Two Town Centre (2TC) is a complete community with everything you need just steps from home - grocery store, cafe, restaurant, banks, shops & CLUB CENTRAL, a private fitness & aquatic centre. Located within River District - Vancouver's last & largest waterfront neighborhood. 2TC is a 5 storey lowrise with Jen-Air SS appliances, quartz countertops, on demand hot water & radiant floor heating. The 14,000 SF CLUB CENTRAL conveniently located within 1TC features a gym, pool & squash courts. 2TC is only 7 mins to the Cambie & Marine Drive Skytrains & 10 mins to Metrotown. Move in Spring 2017. Open by appointment.