

# #2203 - 3538 Sawmill Crescent, Vancouver

\$1,197,000



High floor, corner, AIR CONDITIONED concrete 3 bedroom + office + 2 balcony home with stunning views from every window at Avalon 3. Your 1,085 square foot home is perfectly laid out with bedrooms separate from the living area for a more house feel. Features include stylish interiors with laminate floors throughout, over height ceilings, floor to ceiling windows allowing for plenty of light & gorgeous panoramic views from the Fraser River to the mountains. Chef's kitchen with 5 burner gas stove, full-size wall mounted oven, integrated 36-inch Jenn-air fridge, soft close cabinets/drawers & island with bar seating. Avalon 3 offers communal grassy courtyard & roof deck with outdoor pool & hot tub, fitness centre, guest suites, concierge & clubhouse. 2 parking stalls & locker included.

## FEATURES

ADDRESS: #2203-3538 Sawmill Crescent, Vancouver

PRICE: \$1,197,000

AREA: River District - South Marine

TYPE: 3 Bedroom + 2 Bathroom + Flex + 2 Balconies

SQ FT: 1,085\* SF + 165 SF Patio

YEAR BUILT: 2022

TAX: n/a

STRATA FEES: \$594.43

PARKING: 2 (P1-119/120)

STORAGE: Yes (P1-23-299)

PETS: 2 Dogs or 2 Cats or 1 of Each

RENTALS: No Airbnb

ELEMENTARY: Champlain Heights Elementary

HIGH SCHOOL: Killarney Secondary



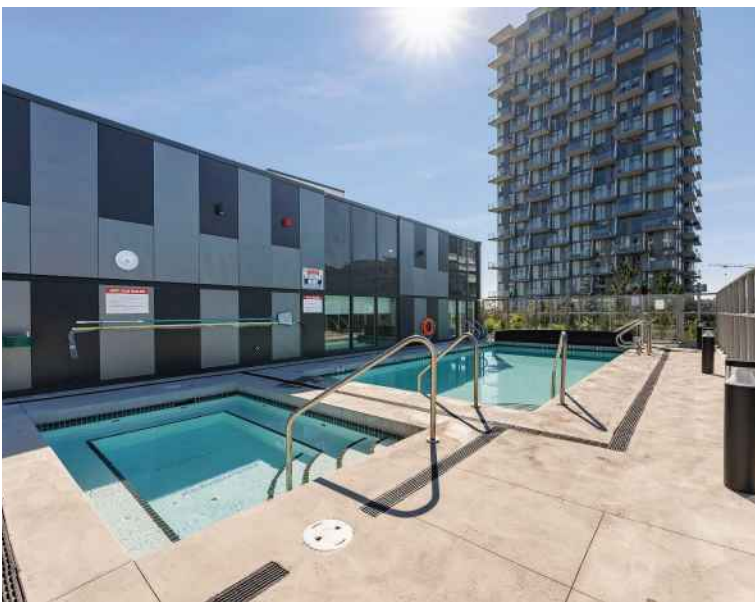
\*Strata Plan Shows 1,079 SF

Presented by: rennie & associates realty ltd



**Derek Kai** PERSONAL REAL ESTATE CORPORATION  
604.868.1666  
dkai@rennie.com  
expertliving.ca

**rennie**



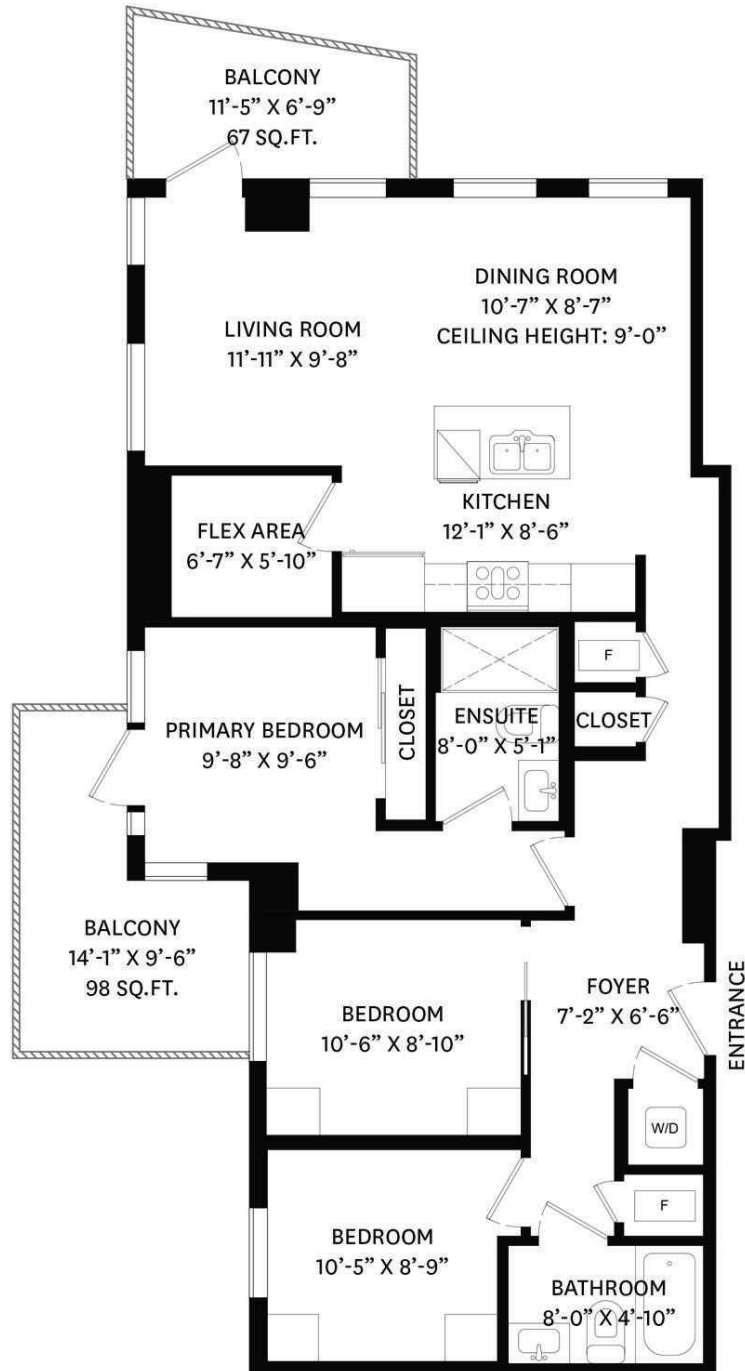
**Derek Kai** Personal Real Estate Corporation  
 604.868.1666  
 dkai@rennie.com  
 expertliving.ca

**rennie**

# 2203-3538 SAWMILL CRESCENT, VANCOUVER, BC

**MAIN FLOOR TOTAL: 1,085 SQ.FT.**  
**BALCONY: 165 SQ. FT.**

\*DISCLAIMER: STRATA PLAN SHOWS 1,079 SQ.FT.



MAIN FLOOR PLAN



**Derek Kai** Personal Real Estate Corporation  
604.868.1666  
dkai@rennie.com  
expertliving.ca

**rennie**



Presented by:  
**Derek Kai PREC\***  
**Chow & Kai Group**  
 Rennie & Associates Realty Ltd.  
 Phone: 604-868-1666



dkai@rennie.com

**Active**  
**R2845407**

Board: V  
 Apartment/Condo

**2203 3538 SAWMILL CRESCENT**

Vancouver East  
 South Marine  
 V5S 0J8

Residential Attached  
**\$1,197,000** (LP)  
 (SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,197,000**  
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2022**  
 Frontage(feet): Bathrooms: **2** Age: **CD**  
 Frontage(metres): Full Baths: **2** Zoning: **CD1**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,186.68**  
 Sq. Footage: **0.00** For Tax Year: **2023**  
 Flood Plain: P.I.D.: **031-597-033** Tax Inc. Utilities?: **No**  
 View: **Yes : Beautiful City & Mountain View** Tour:  
 Complex / Subdiv: **Avalon 3**  
 First Nation  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Mixed**  
 Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
 Parking: **Garage; Underground, Visitor Parking**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish:

Renovations: Reno. Year:  
 # of Fireplaces: R.I. Fireplaces: Rain Screen:  
 Fireplace Fuel: Metered Water:  
 Fuel/Heating: **Heat Pump** R.I. Plumbing:  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Legal: **STRATA LOT 302, PLAN EPS6725, DISTRICT LOT 331, 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 V**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Playground, Pool; Outdoor, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features:

Finished Floor (Main): <b>1,085</b>	Units in Development:	Tot Units in Strata: <b>329</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>Northeast</b>	Storeys in Building: <b>25</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>AWM</b>	Mgmt. Co's #: <b>604-685-3227</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$594.43</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>1,085 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,085 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite:	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	12'1 x 8'6	Main	Patio	14'2 x 9'6	1	Main	4	Yes
Main	Living Room	11'11 x 9'8			x	2	Main	3	No
Main	Dining Room	10'7 x 8'7			x	3			
Main	Primary Bedroom	9'8 x 9'6			x	4			
Main	Bedroom	10'6 x 8'10			x	5			
Main	Bedroom	10'5 x 8'9			x	6			
Main	Flex Room	6'7 x 5'10			x	7			
Main	Patio	11'6 x 6'9			x	8			

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

**High floor, corner, AIR CONDITIONED concrete 3 bdrm + office + 2 balconies with stunning views from every window at Avalon 3. Your 1,085 SF home is perfectly laid out with bdrms separate from the living area for a more house feel. Features incl stylish interiors with laminate floors throughout, over height ceilings, floor to ceiling windows allowing for plenty of light & gorgeous panoramic views from the Fraser River to the mountains. Chef's kitchen with 5 burner gas stove, full-size wall mounted oven, integrated 36-inch Jenn-air fridge, soft close cabinets/drawers & island with bar seating. Avalon 3 offers communal grassy courtyard & roof deck with outdoor pool & hot tub, fitness centre, guest suites, concierge & clubhouse. 2 pkg stalls & locker incl.**

REA Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'. 02/20/2024 11:18 PM



**Derek Kai** Personal Real Estate Corporation  
 604.868.1666  
 dkai@rennie.com  
 expertliving.ca

