

# #1004 - 3581 East Kent Avenue North

\$738,800



## DESIGNER SUITE FEATURED in Westcoast Home & Design Magazine!

Welcome in to your stylish perfectly laid out 2 bedroom + Den/Flex home at Wesgroups' Avalon 2. Great functional layout with over height ceilings, AC, elegant contemporary design, separated bedrooms & an oversized 115 SF balcony with UNOBSTRUCTED open views of the future sports field. Gourmet kitchen with stainless steel fridge, Jenn-Air 5 burner gas stove & quartz counters. Spa-like bath with heated floor and a stand up shower in the ensuite & a soaker tub in the best bathroom. Modern conveniences include NEST temperature control for heating & cooling & built-in USB plugs. Avalon offers exceptional amenities including rooftop lounges, fully equipped fitness room, meeting/party rooms, guest suites & plenty of guest parking. Vibrant new waterfront community next to an upcoming park, riverfront walking, cycling paths & the Town Centre for shopping & eateries.



## KEY INFORMATION

ADDRESS: #1004 - 3581 East Kent Avenue North

PRICE: \$738,800

AREA: South Marine

TYPE: 2 Bedroom + 2 Bathroom Flex/Den + Balcony

SQ FT: 783 SF + 115 SF Balcony

YEAR BUILT: 2020

STRATA FEES: \$418.32



## FEATURES

VIEWS: Open Green Space & River

PARKING: 1 (P2 - 458)

PETS: 2 Pets

RENTAL: No Restrictions

ELEMENTARY: Champlain Heights Elementary

HIGH SCHOOL: Killarney Secondary



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# 1004 - 3581 EAST KENT AVENUE, NORTH VANCOUVER, BC

MAIN FLOOR TOTAL: 783 SQ. FT.  
BALCONY: 115 SQ. FT.



MAIN FLOOR PLAN  
Ceiling Height: 8'-11"

floor plan designed by ishot.ca Enterprises Inc.  
604.368.7979 ishot.ca



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Presented by:  
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**Active**  
**R2554791**

Board: V  
 Apartment/Condo

**1004 3581 E KENT AVENUE NORTH**

Vancouver East  
 South Marine  
 VSS 0H6

Residential Attached

**\$738,800 (LP)**  
 (SP) 



Sold Date:	Frontage (feet):	Original Price: <b>\$738,800</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2020</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>1</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>CD-1</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$0.00</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2020</b>
Exposure: <b>East</b>	Maint. Fee: <b>\$418.32</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>		P.I.D.: <b>030-991-579</b>
Mgmt. Co's Name: <b>AWM</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-685-3227</b>		
View: <b>Yes: OPEN GREEN SPACE &amp; WATER</b>		
Complex / Subdiv: <b>AVALON 2</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>Inside Unit, Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Side</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>		
Exterior: <b>Concrete, Glass, Mixed</b>			Locker:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>NEAR</b>	Dist. to School Bus: <b>NEAR</b>
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata: <b>359</b>
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>None</b>	R.I. Fireplaces:	Fixtures Leased: <b>:</b>	
Fuel/Heating: <b>Heat Pump</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>No :</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Laminate, Mixed</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 320, PLAN EPS6476, DISTRICT LOT 331, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PHASE 2, 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, Club House, Exercise Centre, Guest Suite, In Suite Laundry**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'3 x 8'5			x			x
Main	Living Room	12'4 x 12'0			x			x
Main	Dining Room	8'1 x 4'11			x			x
Main	Master Bedroom	12'4 x 9'3			x			x
Main	Bedroom	9'10 x 9'1			x			x
Main	Den	9'10 x 4'1			x			x
Main	Patio	17'6 x 6'8			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>783</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>783 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>783 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

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