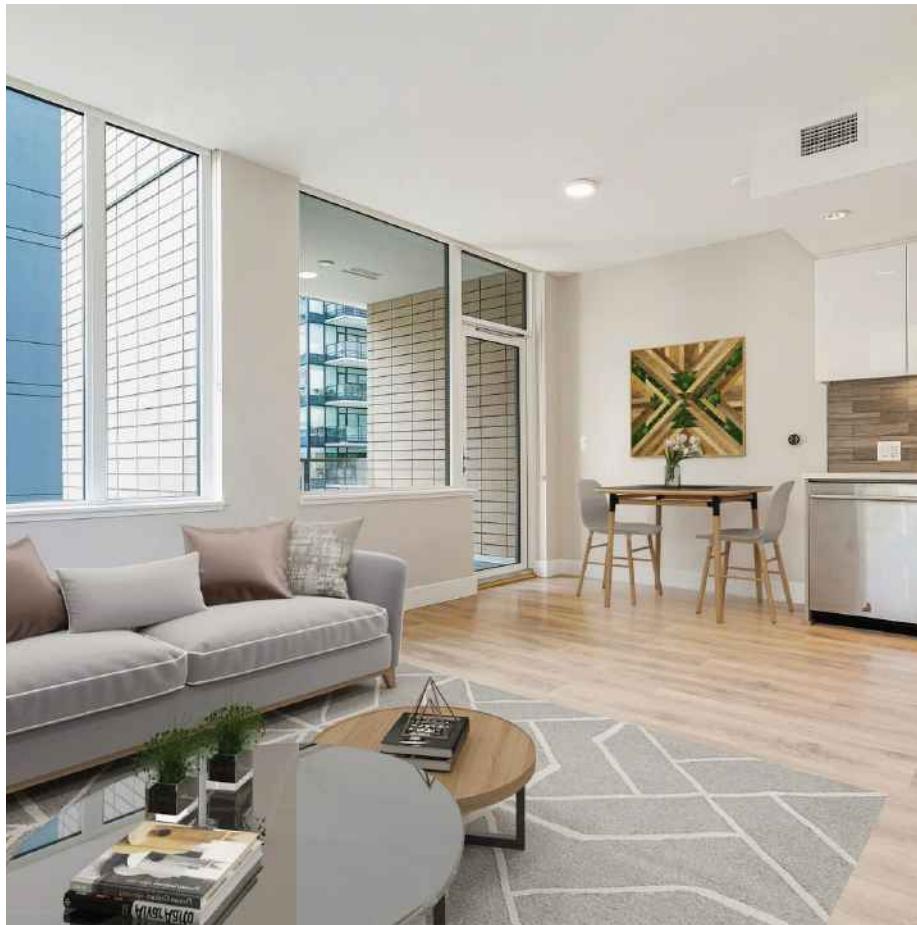


#413 - 3451 Sawmill Crescent, Vancouver

\$619,900



RARE CORNER 1 BEDROOM + FLEX
AIR-CONDITIONED home in the CONCRETE Quartet at River District! Your Northeast facing home offers an open floorplan features over plenty of windows, over height ceilings, laminate flooring & an oversized covered balcony with outlooks to the courtyard. Chef's gourmet kitchen: Jenn Air FULL SIZE fridge & oven, gas cooktop, stainless steel dishwasher & stone counters. Rest up in the spacious bedroom with cheater ensuite featuring NuHeat floors, floating vanity, soaker tub & a window for natural light. Modern essentials include: NEST temp control, heating/cooling system, USB plugs & a full sized washer/dryer. Quartet is home to first class amenities with party room/full kitchen, guest suites & access to the exclusive CLUB CENTRAL: Swimming pool, exercise centre, squash court & kids area. Walking distance to everything River District has to offer: Groceries, eateries transit, plus nearby riverfront walking & cycling paths. 1 parking stall and locker included.

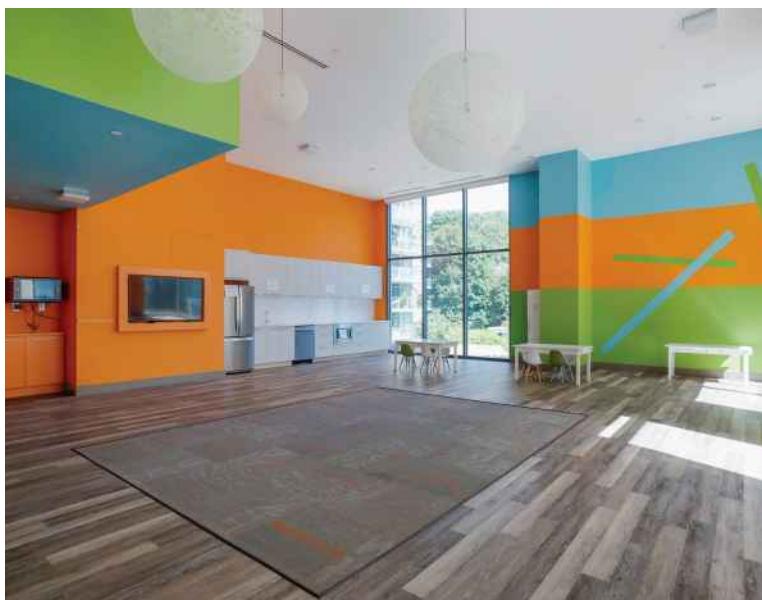
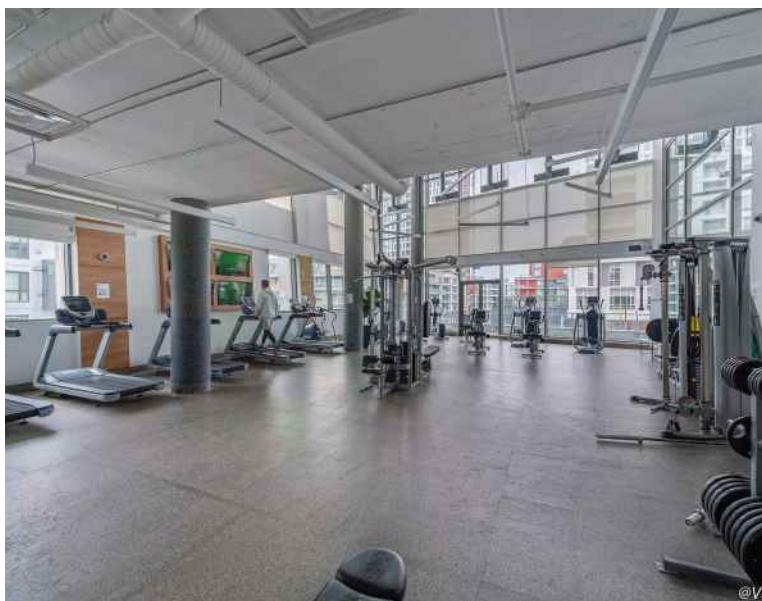
FEATURES

ADDRESS: #413 - 3451 Sawmill Crescent, Vancouver
PRICE: \$619,900
AREA: South Marine
TYPE: 1 Bedroom + 1 Bathroom + Flex
SQ FT: 636 SF (Strata Plan Shows 626 SF)
YEAR BUILT: 2020
TAX: \$1,451.49 (2022)
STRATA FEES: \$399.63
PARKING: 1 (P2-204)
STORAGE: 1 (P2-RM8-132)
PETS: 2 Dogs + 2 Cats + 1 of Each
RENTALS: Allowed
ELEMENTARY: Champlain Heights Annex
HIGH SCHOOL: Killarney Secondary



Derek Kai PERSONAL REAL ESTATE CORPORATION
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expertliving.ca

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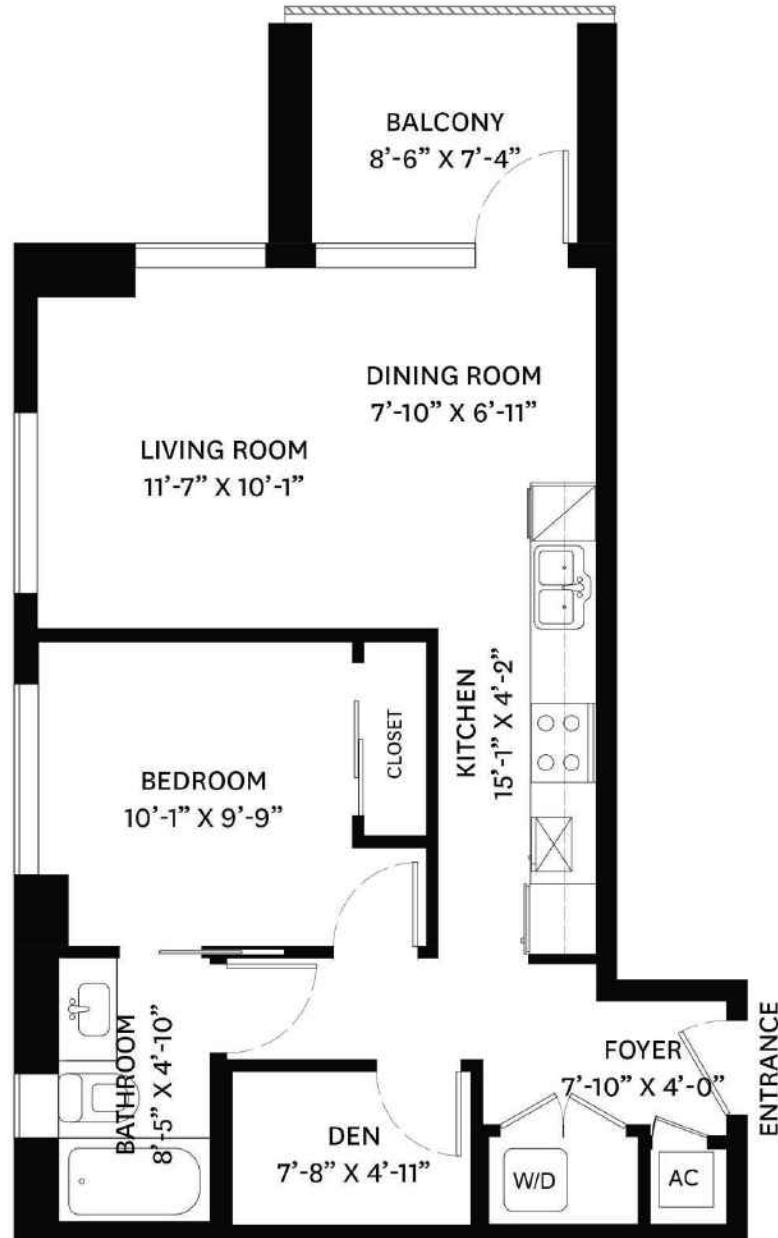


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413-3451 SAWMILL CRESCENT, VANCOUVER, BC

MAIN FLOOR TOTAL: 636 SQ.FT.
BALCONY: 63 SQ.FT.



MAIN FLOOR PLAN
Ceiling Height: 8'-8"



2' 4' 8'



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Presented by:
Derek Kai PREC*
 Rennie & Associates Realty Ltd.
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 dkai@rennie.com

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Active
R2734212
 Board: V
 Apartment/Condo

413 3451 SAWMILL CRESCENT
 Vancouver East
 South Marine
 V5S 0H3

 Residential Attached
\$619,900 (LP)
 (SP) M


Sold Date: If new, GST/HST inc?: Original Price: **\$619,900**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2020**
 Frontage(feet): Bathrooms: **1**
 Frontage(metres): Full Baths: **1** Age: **2**
 Depth / Size (ft.): Half Baths: **0** Zoning: **CD-1**
 Sq. Footage: **0.00** Gross Taxes: **\$1,451.49**
 Flood Plain: P.I.D.: **031-066-062** For Tax Year: **2022**
 View: **Yes : Courtyard** Tax Inc. Utilities?: **No**
 Complex / Subdiv: **QUARTET AT RIVER DISTRICT** Tour:
 First Nation
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel: **None**
 Fuel/Heating: **Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage Underbuilding, Visitor Parking**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 63, PLAN EPS6575, 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, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Playground, Pool; Indoor, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main): **636**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **636 sq. ft.**
 Unfinished Floor:
 Grand Total: **636 sq. ft.**

Units in Development:
 Exposure: **Northeast**
 Mgmt. Co's Name: **AWM**
 Maint Fee: **\$399.63**
 Maint Fee Includes: **Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **257** Locker: **Yes**
 Storeys in Building: **10**
 Mgmt. Co's #: **604-685-3227**
 Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/ Rest., Rentals Allowed**

Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor Type Dimensions
Main Kitchen **15'1 x 4'2**
Main Living Room **11'7 x 10'1**
Main Dining Room **7'10 x 6'11**
Main Master Bedroom **10'1 x 9'9**
Main Flex Room **7'8 x 4'11**
Main Patio **8'5 x 7'4**
 x
 x

Floor Type Dimensions
 x 1
 x 2
 x 3
 x 4
 x 5
 x 6
 x 7
 x 8

Floor # of Pieces
Main **4**
 Ensuite? **Yes**

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

RARE CORNER 1 BDRM + FLEX AIR CONDITIONED home in the CONCRETE Quartet at River District! Your open concept plan features overheight ceilings, laminate floors & an oversized covered balcony with views of the courtyard. Chef's Kitchen: Jenn Air full size fridge & oven, gas cooktop & stone counters. Spacious bdrm with cheater ensuite featuring NuHeat flrs, floating vanity, soaker tub & window for natural light. Modern essentials incl: NEST temp control, heating/cooling system, USB plugs & full sized laundry. Quartet is home to 1st class amenities with party room/full kitchen, guest suites & access to the exclusive CLUB CENTRAL: Pool, squash/basketball court, exercise rm & kids area. Shopping & eateries plus nearby riverfront walking & cycling paths. 1 pkg & locker included.

REA Full Public 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 Real Estate Board of Greater Vancouver Board ("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'. 10/26/2022 11:19 AM
 1 Page



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