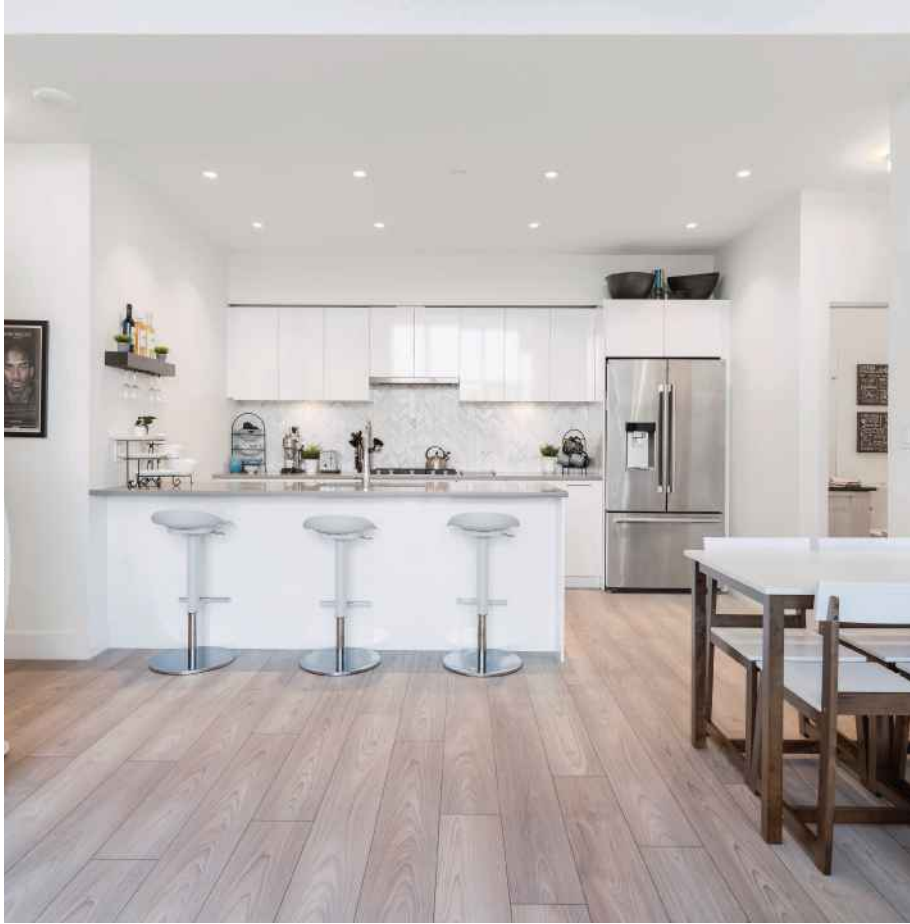


#104 - 8570 Rivergrass Drive, Vancouver

\$1,099,000



Unique ground level townhouse on ONE FLOOR with soaring 12'1 ceilings, air conditioning & an incredible 567 square feet of outdoor space with gas bib – most of which is covered for year round use! Your 1,147 SF 2 bedroom + Den/Flex home at Wesgroups' Avalon 2 offer living area that can handle house sized furniture, separated bedrooms that allow for king bed & a master 5 piece ensuite with double vanity, heated floor and a separate bath and shower. Gourmet kitchen with stainless steel fridge, 5 burner gas stove, quartz counters and bar seating. Modern conveniences include NEST temp control, built-in USB plugs & central lighting control. Avalon offers exceptional amen incl rooftop lounges, 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. 1 EV parking & locker included.

KEY INFORMATION

ADDRESS: #104 - 8570 Rivergrass Drive, Vancouver

PRICE: \$1,099,000

AREA: South Vancouver

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

SQ FT: 1,147 SF + 567 SF Balcony

YEAR BUILT: 2020

TAX: \$2,773.44 (2021)

STRATA FEES: \$621.65

FEATURES

PARKING: 1 EV Stall (P2 - 333)

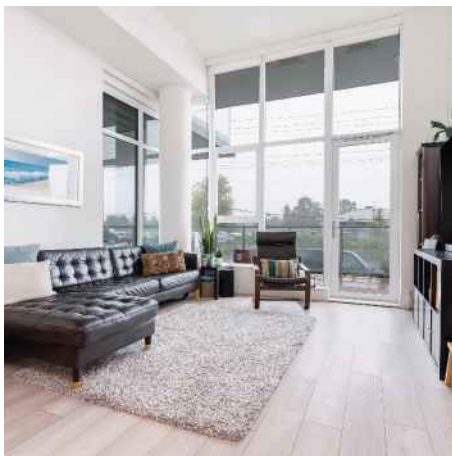
LOCKER: YES (198)

PETS: 2 Pets

RENTAL: No Restrictions

ELEMENTARY: Champlain Heights Elementary

HIGH SCHOOL: Killarney Secondary



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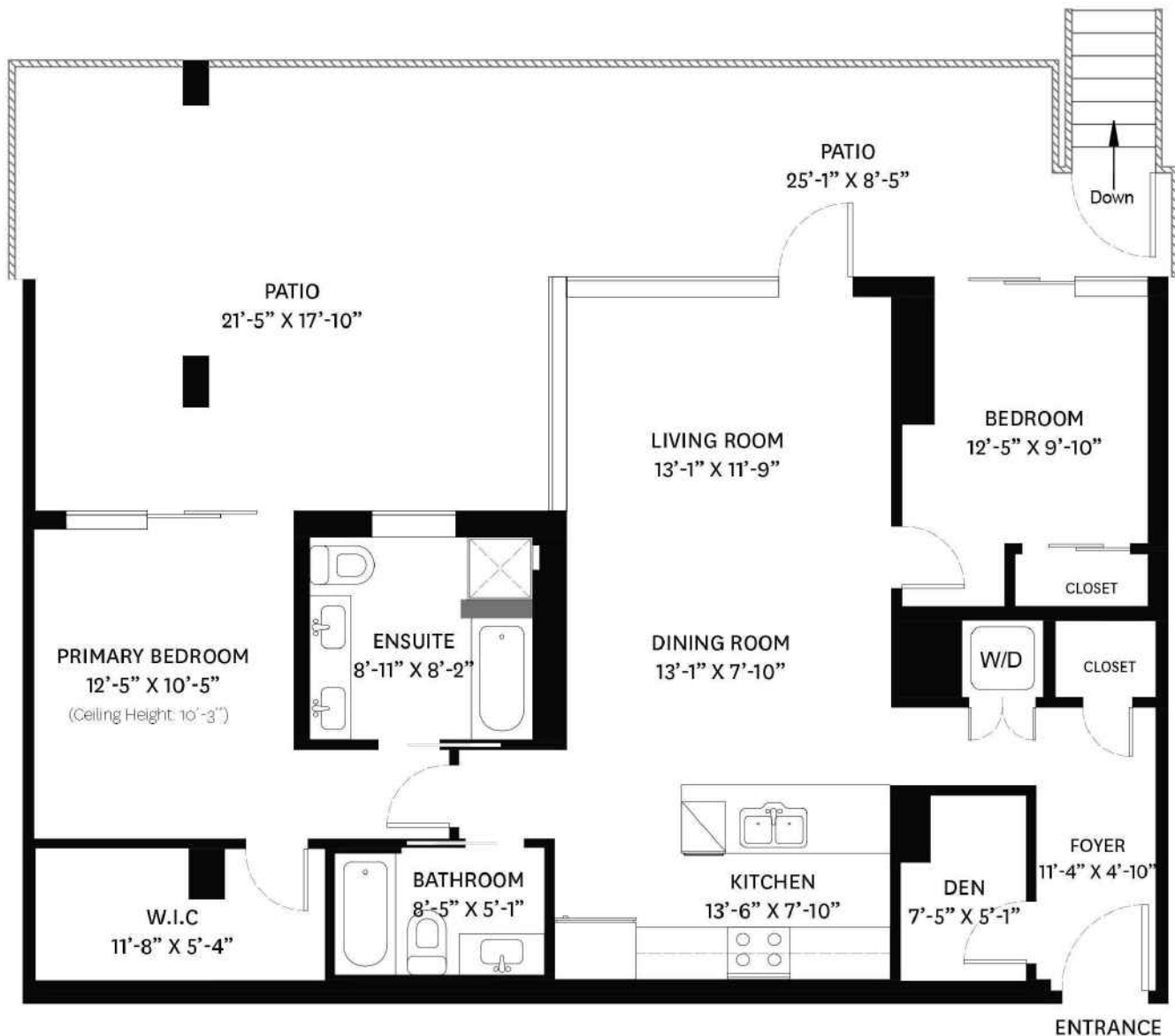
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 expertliving.ca

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104-8570 RIVERGRASS DRIVE, VANCOUVER, BC

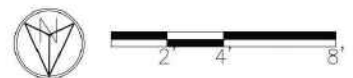
MAIN FLOOR TOTAL: 1,147 SQ.FT.

PATIO: 567 SQ. FT.



MAIN FLOOR PLAN

Ceiling Height: 12'-1"



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

dkai@rennie.com

rennie

Active
R2619325
 Board: V
 Townhouse

104 8570 RIVERGRASS DRIVE

Vancouver East
 South Marine
 V5S 0H4

Residential Attached

\$1,099,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **No**
 Meas. Type: Bedrooms: **2**
 Frontage(feet): Bathrooms: **2**
 Frontage(metres): Full Baths: **2**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **030-990-874**
 View: **:**
 Complex / Subdiv: **AVALON 2**
 Services Connctd: **Natural Gas, Sanitary Sewer, Water**

Original Price: **\$1,099,000**
 Approx. Year Built: **2020**
 Age: **1**
 Zoning: **CD-1**
 Gross Taxes: **\$2,773.44**
 For Tax Year: **2021**
 Tax Inc. Utilities?: **No**
 Tour:

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: **None**
 Fuel/Heating: **Heat Pump**
 Outdoor Area: **Balcony(s), Patio(s)**
 Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage Underbuilding**
 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**

Legal: **STRATA LOT 250, 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, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Playground, Recreation Center, Storage**

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

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

Finished Floor (Main): **1,147**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,147 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,147 sq. ft.**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1**
 # of Levels: **1**
 # of Rooms: **7**

Units in Development:

Exposure: **South**

Mgmt. Co's Name: **AWM**

Maint Fee: **\$621.65**

Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Snow removal**

Tot Units in Strata: **359** Locker: **Yes**

Storeys in Building: **16**

Mgmt. Co's #: **604-685-3227**

Council/Park Apprv?:

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

Restricted Age:

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	13'6 x 7'10			x	1	Main	4	No
Main	Living Room	13'1 x 11'9			x	2	Main	5	Yes
Main	Dining Room	13'1 x 7'10			x	3			
Main	Master Bedroom	12'5 x 10'5			x	4			
Main	Walk-In Closet	11'8 x 5'4			x	5			
Main	Bedroom	12'5 x 9'10			x	6			
Main	Den	7'5 x 5'1			x	7			
		x			x	8			

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

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REA Full Public
 1 Page

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