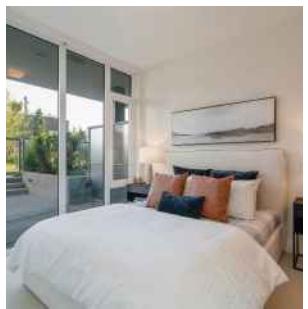
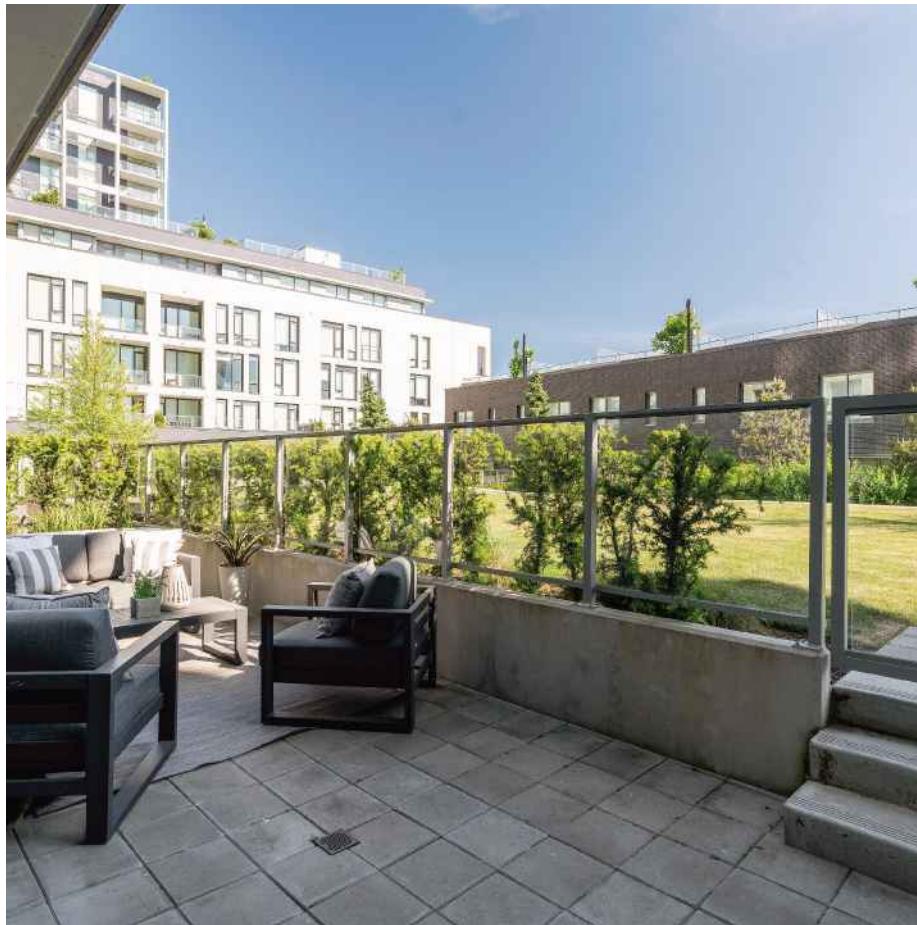


#208 - 3538 Sawmill Crescent, Vancouver

\$918,900



ATTENTION PATIO AND PET LOVERS!

Incredible AIR CONDITIONED CONCRETE 2 Bedroom + Office home with a huge 326 square foot South Facing Patio with direct access to the 20,000 square foot courtyard. Your home offers a perfectly laid out floor plan with no wasted space, over height ceilings, separated bedrooms, plenty of light with floor to ceiling windows, smart thermostat & in floor heating in the ensuite. Chef's dream kitchen with 5 burner gas stove, full-size wall mounted oven, integrated 36-inch Jenn-air fridge, soft close cabinets/drawers & an island with bar seating. First class amenities at Avalon 3 including communal grassy courtyard, roof deck with outdoor pool & hot tub, fitness centre, guest suites, clubhouse, concierge & plenty of visitor parking. 1 parking stall & locker included.

FEATURES

ADDRESS: #208-3538 Sawmill Crescent, Vancouver

PRICE: \$918,900

AREA: River District - South Marine

TYPE: 2 Bedroom + 2 Bathroom + Office + Patio

SQ FT: 908* SF + 326 SF Patio

YEAR BUILT: 2022

TAX: n/a

STRATA FEES: \$499.33

PARKING: Yes (P2 - 309)

STORAGE: Yes (P2-21-139)

PETS: 2 Dogs or 2 Cats or 1 of Each

RENTALS: None (Pending Airbnb Vote at AGM)

ELEMENTARY: Champlain Heights Elementary

HIGH SCHOOL: Killarney Secondary

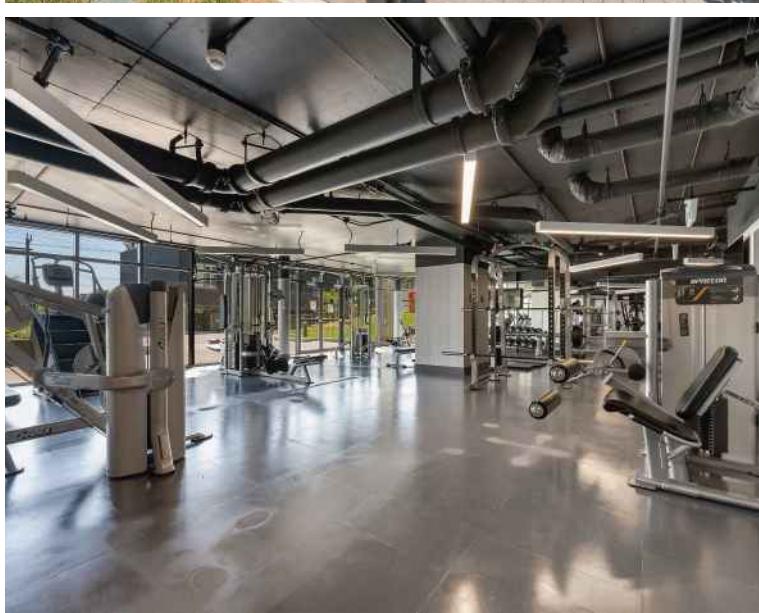
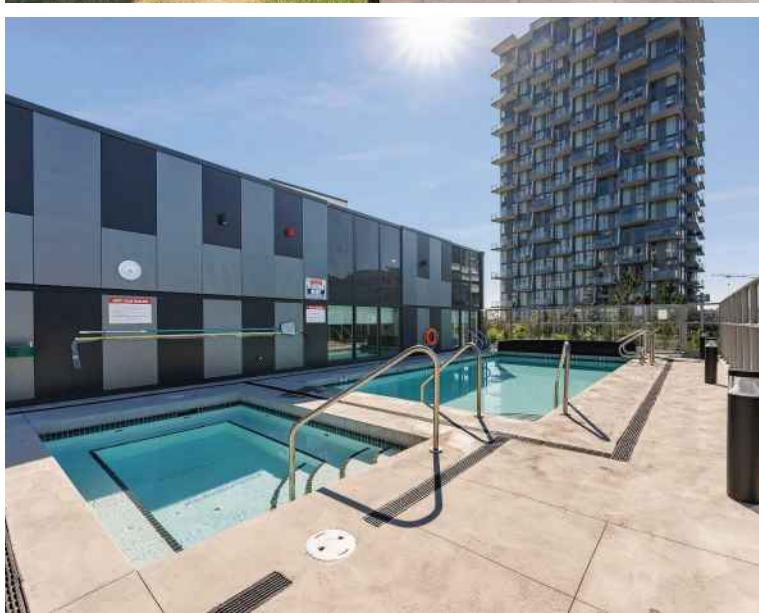
*Strata Plan Shows 906 SF

Presented by: rennie & associates realty ltd



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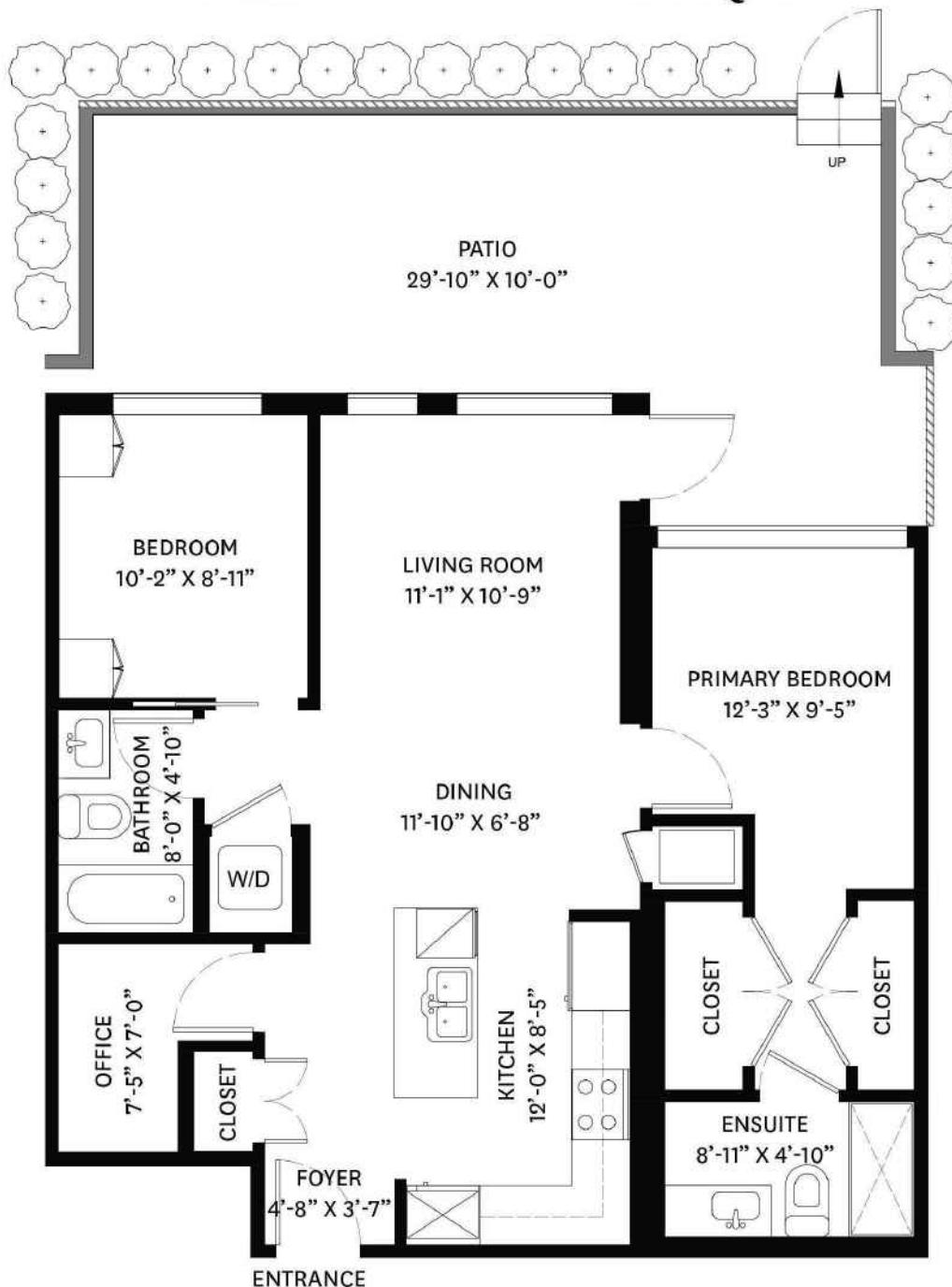
208-3538 SAWMILL CRESCENT, VANCOUVER, BC

MAIN FLOOR TOTAL: 908 SQ.FT. *

PATIO:

326 SQ.FT.

*Strata Plan Shows 906 SQ.FT.



MAIN FLOOR PLAN

Ceiling Height: 8'-11"



2' 4' 8'



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Presented by:
Derek Kai PREC*
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 dkai@rennie.com

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R2780243

Board: V
 Apartment/Condo

208 3538 SAWMILL CRESCENT

Vancouver East
 South Marine
 V5S 0J8

Residential Attached

\$918,900 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	No	Original Price:	\$918,900
Meas. Type:	Bedrooms:	2	Approx. Year Built:	2022
Frontage(feet):	Bathrooms:	2	Age:	1
Frontage(metres):	Full Baths:	2	Zoning:	CD-1
Depth / Size (ft.):	Half Baths:	0	Gross Taxes:	\$0.00
Sq. Footage:	0.00		For Tax Year:	
Flood Plain:	P.I.D.:	031-594-433	Tax Inc. Utilities?:	No
View:	Complex / Subdiv:	Yes : Quiet Courtyard View	Tour:	
		Avalon 3		
First Nation				
Services Connctd:	Electricity, Natural Gas, Sanitary Sewer, Water			
Sewer Type:	City/Municipal	Water Supply:	City/Municipal	

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

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

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

Legal: STRATA LOT 42, 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, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Pool; Outdoor, Storage, Swirlpool/Hot Tub, Concierge**

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

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

Finished Floor (Main):	908	Units in Development:		Tot Units in Strata:	329	Locker: Yes
Finished Floor (Above):	0	Exposure: South		Storeys in Building:	25	
Finished Floor (AbvMain2):	0	Mgmt. Co's Name: AWM		Mgmt. Co's #:	604-685-3227	
Finished Floor (Below):	0	Maint Fee: \$499.33		Council/Park Apprv?:		
Finished Floor (Basement):	0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal				
Finished Floor (Total):	908 sq. ft.					
Unfinished Floor:	0					
Grand Total:	908 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		# of Pets:	2	
Suite:		Restricted Age:				
Basement: None		# or % of Rentals Allowed:				
Crawl/Bsmt. Ht:	# of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: Yes				
# of Kitchens: 1	# of Rooms: 6	Short Term Lse-Details:	Pending vote to restrict airbnb			
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath
Main	Kitchen	12' x 8'5			x	1
Main	Living Room	11'1 x 10'9			x	2
Main	Dining Room	11'10 x 6'8			x	3
Main	Primary Bedroom	12'3 x 9'5			x	4
Main	Bedroom	10'2 x 8'11			x	5
Main	Office	7'5 x 7'0			x	6
		x			x	7
		x			x	8

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

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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 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'. 05/24/2023 10:29 AM



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