

#511 - 3538 Sawmill Crescent, Vancouver

\$649,900



Welcome to Avalon 3 in Vancouver's last waterfront community. This FLAWLESS efficient 1 BED & FLEX is a perfect layout w/a lovely covered balcony for year round enjoyment. The gorgeous kitchen is a chef's dream w/gas cooktop, premium integrated appls, bar seating, upgraded flooring & extended stone counter, perfect for sit down dinners or a daytime work space. Spacious bdrn & spa-inspired bath w/heated flooring, floating vanity, mood lighting & soaker tub. Amazing amenities inc. rooftop hot tub, pool & terrace, entertainment lounge, fitness centre, courtyard, garden plots, meeting rm & guest suites. River District has it all - Save On, Shoppers, Starbucks, Local, Everything Wine, transit & of course, the riverfront walkways & cycle paths. 1 kg & locker included.

FEATURES

ADDRESS: #511 - 3538 Sawmill Crescent, Vancouver

PRICE: \$649,900

AREA: River District - South Marine

TYPE: 2 Bedroom + 2 Bathroom + Balcony

SQ FT: 637* SF + 35 SF Patio

YEAR BUILT: 2022

TAX: \$1,908.53 (2024)

STRATA FEES: \$362.95

PARKING: 1 (P1-53)

STORAGE: Yes (P2-RM4-209)

PETS: 2 Dogs or 2 Cats or 1 of Each

RENTALS: No Airbnb

ELEMENTARY: Champlain Heights Elementary

HIGH SCHOOL: Killarney Secondary



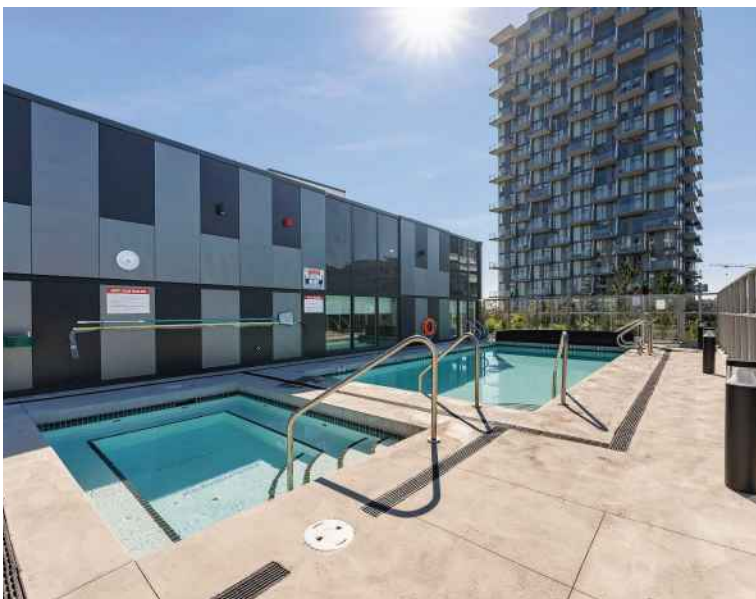
*Strata Plan Shows 633 SF

Presented by: rennie & associates realty ltd



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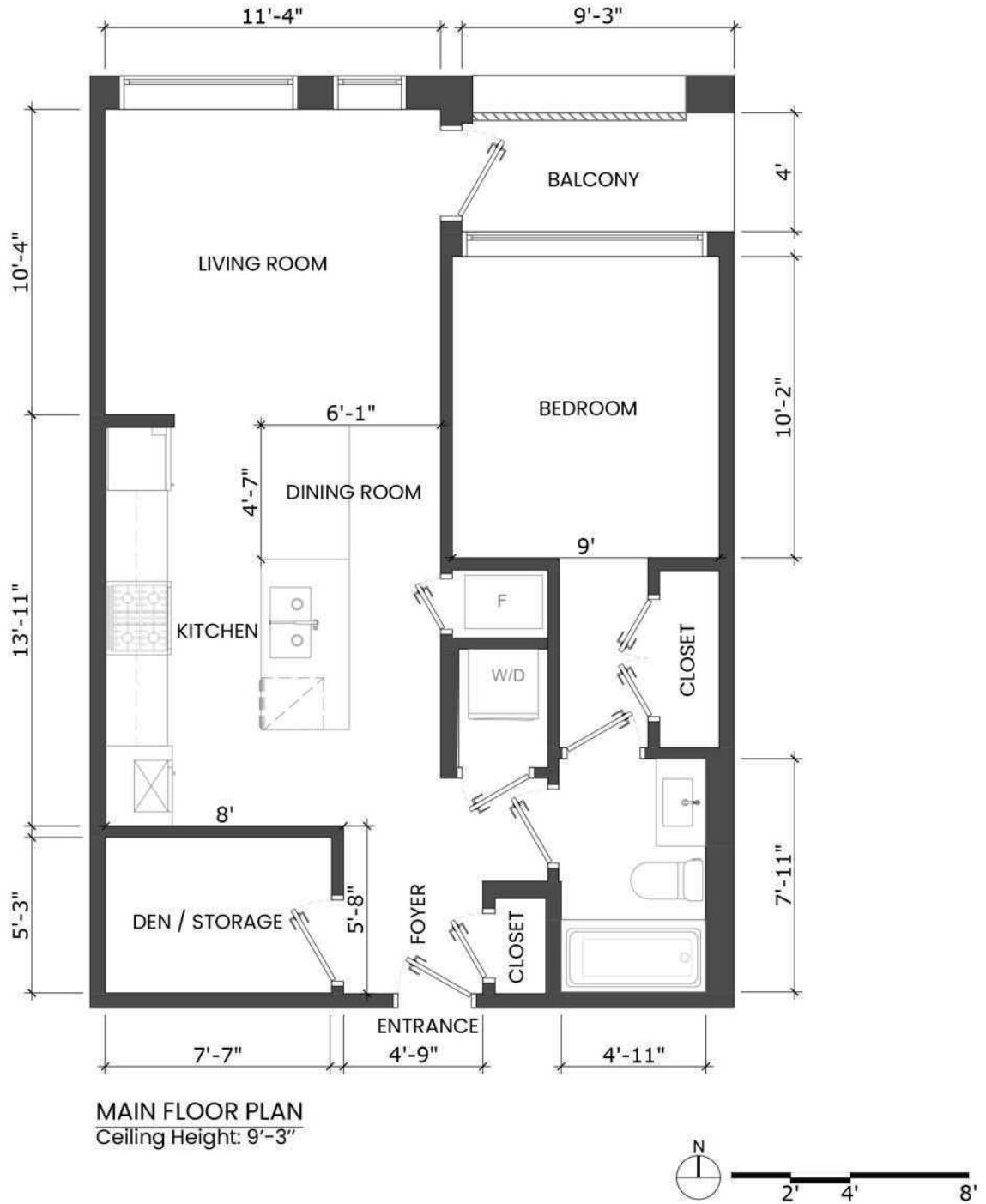
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511-3538 SAWMILL CRESCENT, VANCOUVER, BC

MAIN FLOOR TOTAL: 637 SQ.FT.

BALCONY: 35 SQ. FT.

DISCLAIMER: STRATA PLAN SHOWS 633 SQ.FT.



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Board: V
 Apartment/Condo

511 3538 SAWMILL CRESCENT

Vancouver East
 South Marine
 V5S 0J8

Residential Attached

\$649,900 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$649,900
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 1	Age: 3
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,908.53
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-595-278	Tax Inc. Utilities?:
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: **1 Storey, Inside Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **R.I.** Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, 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: **Side**
 Parking: **Garage Underbuilding, Visitor Parking**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 126 DISTRICT LOT 331 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EP56725 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, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Pool; Outdoor, Recreation Center, Storage, Swirlpool/Hot Tub, Concierge**

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

Finished Floor (Main): **637**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **637 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **637 sq. ft.**

Units in Development:
 Exposure: **North**
 Mgmt. Co's Name: **AWM**
 Maint Fee: **\$362.95**
 Maint Fee Includes: **Gas, Hot Water, Management, Recreation Facility, Snow removal**
 Tot Units in Strata: **329** Locker: **Yes**
 Storeys in Building: **27**
 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: **No Short Term**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht.:
 # of Kitchens: **1** # of Levels: **1** # of Rooms: **6**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	13'11" x 8'			x	1	Main	4	No
Main	Living Room	10'4" x 11'4"			x	2			
Main	Dining Room	4'6" x 6'1"			x	3			
Main	Bedroom	10'2" x 9'3"			x	4			
Main	Flex Room	7'7" x 5'3"			x	5			
Main	Patio	9'3" x 4'			x	6			
		x			x	7			
		x			x	8			

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

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