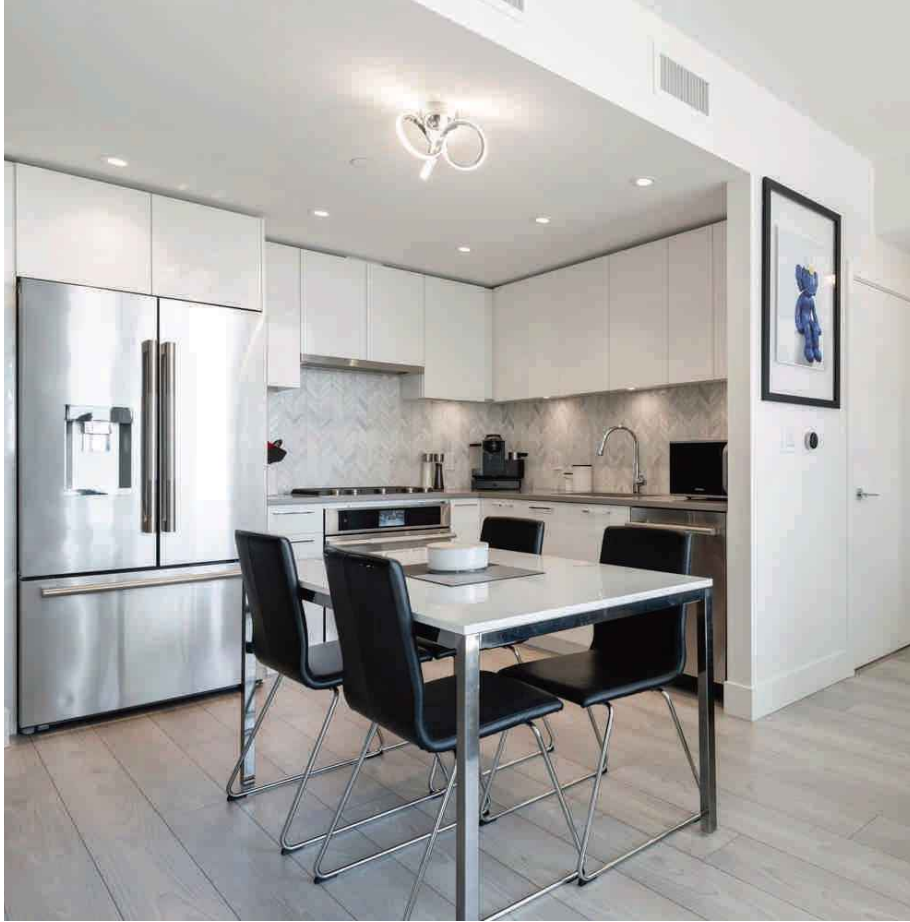


# #805- 7198 Rivergrass Drive, Vancouver

\$698,900



Welcome to your stylish perfectly laid out 2 bdrm + Den/Flex home at Wesgroups' Avalon 2. Great functional layout with over height ceilings, AC, upgraded laminate flooring package, separated bedrooms & an over sized covered 118 SF balcony with PRIVATE rooftop, city & peakaboo water views. Gourmet kitchen with stainless steel fridge, 5 burner gas stove & quartz counters. Spa-like bath with heated floors & stand up shower in the ensuite. Modern conveniences incl NEST temperature control, built-in USB plugs & central lighting control. Avalon offers exceptional amenities incl rooftop lounges, fitness room, meeting/party rooms, guest suites & plenty of guest pkg. Vibrant new waterfront community next to an upcoming park, riverfront walking, cycling paths & the Town Centre for shopping & eateries. 1 parking & locker included.

## KEY INFORMATION

ADDRESS: #805- 7198 Rivergrass Drive, Vancouver

PRICE: \$698,900

AREA: South Marine

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

SQ FT: 777 SF + 118 SF Balcony

YEAR BUILT: 2020

TAX: n/a (2020)

STRATA FEES: \$418.32

## FEATURES

VIEWS: Private Open Views

PARKING: 1 (P1-197)

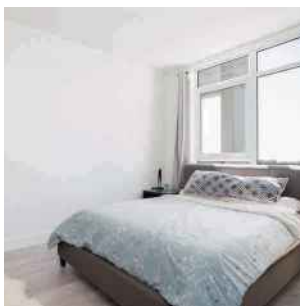
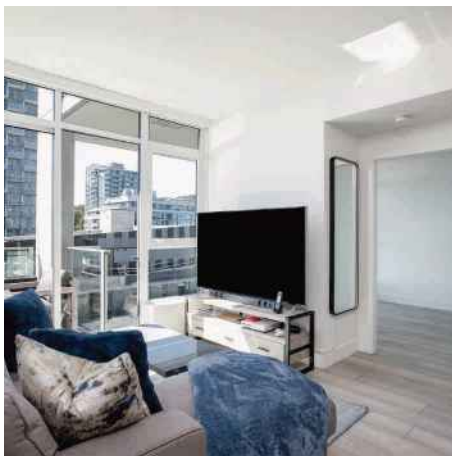
LOCKER: YES (158)

PETS: Yes - 2 Pets

RENTAL: No Restrictions

ELEMENTARY: Champlain Heights Elementary

HIGH SCHOOL: Killarney Secondary



**Derek Kai** PERSONAL REAL ESTATE CORPORATION  
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**rennie**





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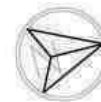
**rennie**

# 805-8570 RIVERGRASS DRIVE, VANCOUVER, BC

MAIN FLOOR TOTAL: 777 SQ.FT.  
BALCONY: 118 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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**rennie**



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

dkai@rennie.com

**rennie**

**Active**  
**R2595054**  
 Board: V  
 Apartment/Condo

**805 8570 RIVERGRASS DRIVE**

Vancouver East  
 South Marine  
 V5S 0H4

Residential Attached

**\$698,900** (LP)

(SP) 



Sold Date: Frontage (feet): Original Price: **\$698,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2020**  
 Depth / Size (ft.): Bedrooms: **2** Age: **1**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$0.00**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**  
 Exposure: **West** Maint. Fee: **\$418.32** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **030-990-203**  
 Mgmt. Co's Name: **AWM ALLIANCE** Tour:  
 Mgmt. Co's Phone: **604-685-3227**  
 View: **Yes: OPEN PRIVATE VIEW ROOFTOP/CITY**  
 Complex / Subdiv: **AVALON 2**  
 Services Connected: **Electricity, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **Inside Unit, Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Heat Pump**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**  
 Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **0**  
 Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage Underbuilding**  
 Locker:  
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
 Units in Development:  
 Title to Land: **Freehold Strata** Total Units in Strata: **359**  
 Property Disc.: **Yes**  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **Yes: DINING ROOM LIGHTS, DRAPES & CURTAIN RODS**  
 Floor Finish: **Laminate, Mixed**  
 Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 183, 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, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Sprinkler - Fire**

| Floor | Type           | Dimensions   | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main  | Kitchen        | 9'7" x 8'6"  |       |      | x          |       |      | x          |
| Main  | Living Room    | 9'8" x 8'9"  |       |      | x          |       |      | x          |
| Main  | Dining Room    | 8'7" x 7'6"  |       |      | x          |       |      | x          |
| Main  | Master Bedroom | 12'5" x 9'4" |       |      | x          |       |      | x          |
| Main  | Bedroom        | 9'2" x 9'1"  |       |      | x          |       |      | x          |
| Main  | Den            | 9'10" x 4'1" |       |      | x          |       |      | x          |
| Main  | Patio          | 18' x 6'2"   |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |

|                            |                    |  |                         |                       |      |       |             |            |                |
|----------------------------|--------------------|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main):     | <b>777</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  | <b>3</b>    | <b>Yes</b> | Barn:          |
| Finished Floor (Below):    | <b>0</b>           | Restricted Age:                                      |                         |                       | 2    | Main  | <b>4</b>    | <b>No</b>  | 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>777 sq. ft.</b> | # or % of Rentals Allowed:                           |                         |                       | 4    |       |             |            | Garage Sz:     |
| Unfinished Floor:          | <b>0</b>           | Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b> |                         |                       | 5    |       |             |            | Grg Dr Ht:     |
| Grand Total:               | <b>777 sq. ft.</b> | Basement: <b>None</b>                                |                         |                       | 6    |       |             |            |                |
|                            |                    |  |                         |                       | 7    |       |             |            |                |
|                            |                    |  |                         |                       | 8    |       |             |            |                |

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

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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'. 06/23/2021 09:34 PM



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