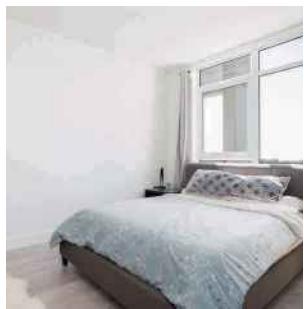


#805- 7198 Rivergrass Drive, Vancouver

\$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, waterfront 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 Restrictionss

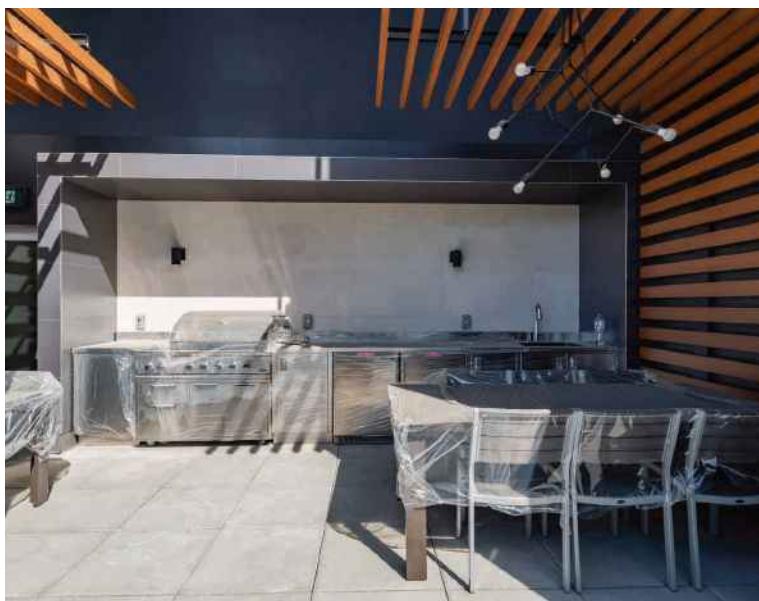
ELEMENTARY: Champlain Heights Elementary

HIGH SCHOOL: Killarney Secondary



Derek Kai PERSONAL REAL ESTATE CORPORATION
604.868.1666
dkai@rennie.com
expertliving.ca

rennie



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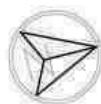
rennie

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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Presented by:

Derek Kai PREC*

Rennie & Associates Realty Ltd.

Phone: 604-868-1666

dkai@rennie.com

rennie**Active**
R2595054Board: 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**
 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: **None**Renovations: **None**Water Supply: **City/Municipal**Fireplace Fuel: **None**Fuel/Heating: **Heat Pump**Outdoor Area: **Balcony(s)**Type of Roof: **Other**Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage Underbuilding**

Locker:

Dist. to School Bus: **NEAR**Total Units in Strata: **359**

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

of Fireplaces: **0**Dist. to Public Transit: **NEAR**

Units in Development:

Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **:**Fixtures Rmvb: **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):	777	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3			
Finished Floor (Total):	777 sq. ft.	# or % of Rentals Allowed:			4			
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5			
Grand Total:	777 sq. ft.	Basement: None			6			
					7			
					8			

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

Welcome to your stylish perfectly laid out 2 bdrm + Den/Flex home at Wesgroups' Avalon 2. Great functional layout w/over height ceilings, AC, upgraded laminate flring pkg, separated bdrms & an oversized covered 118 SF balcony with PRIVATE rooftop, city & peakaboo water views. Gourmet kitchen with SS 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 pkg & locker incl.

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'.

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