



Presented by:  
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**Active**  
**R2631642**  
Board: V  
Apartment/Condo

**715 3451 SAWMILL CRESCENT**

Vancouver East  
South Marine  
V5S 0H3

Residential Attached

**\$849,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$849,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2020</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>1</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,139.27</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>031-066-577</b>	For Tax Year: <b>2021</b>
Flood Plain:	View: <b>:</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv: <b>QUARTET</b>	Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	Tour:
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Upper Unit**  
Construction: **Concrete**  
Exterior: **Concrete, Mixed**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Mixed**  
Dist. to School Bus:

Legal: **STRATA LOT 114, PLAN EPS6575, 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: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Playground, Pool; Indoor**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>907</b>	Units in Development:	Tot Units in Strata:	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>Southeast</b>	Storeys in Building: <b>11</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>AWM ALLIANCE</b>	Mgmt. Co's #: <b>604-685-3227</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$522.24</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>907 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets:	Cats: Dogs:
Grand Total: <b>907 sq. ft.</b>	# or % of Rentals Allowed:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>	Short Term Lse-Details:
Suite:			
Basement: <b>None</b>			
Crawl/Bsmt. Ht: # of Levels: <b>1</b>			
# of Kitchens: <b>1</b>			

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

Listing Broker(s): **RE/MAX Real Estate Services**

**OPUS @ QUARTET** a mid rise concrete building in the River District. 2 bedrooms, 2 baths, flex room and a balcony. Quiet SE facing inner courtyard. Gourmet Chef's kitchen has quartz counter-tops and SS Jenn-air gas stove-top, oven, fridge etc. Deluxe master ensuite with in-floor heating. Laminate flooring throughout. Heating & cooling system included in maintenance fees. Bonus 2 side by side parkings. Wheelchair accessible with convenient access to rooftop garden. Residents have access to Club Central with indoor pool, gym, yoga studio, entertainment lounge & more. 2 Guest suites. Bike storage rooms. At the heart of the Town Centre within steps to banks, Save-On, Shopper's and eateries. School catchments - Champlain Heights Elementary and Killarney Secondary. Easy transit connection.