



Presented by:
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Active
R2830408
Board: V
Apartment/Condo

303 533 WATERS EDGE CRESCENT

West Vancouver
Park Royal
V7T 0A2

Residential Attached

\$1,810,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,810,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 2	Age: 16
Frontage(metres):	Full Baths: 2	Zoning: MFD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,981.92
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 026-953-056	Tax Inc. Utilities?:
View: Yes : Partial Bridge Cap River		Tour: Virtual Tour URL
Complex / Subdiv: Waters Edge		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass, Stone**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **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:
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1 block** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: Dining Room Light Fixture**
Floor Finish: **Hardwood**

Legal: **STRATA LOT 65, PLAN BCS2177, DISTRICT LOT 1038/1039/6927, 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: **Elevator, Exercise Centre, In Suite Laundry, Wheelchair Access, Concierge**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 1,406	Units in Development: 79	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 5	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Strata West	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$998.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Water		
Finished Floor (Total): 1,406 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,406 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.		
Suite:	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'5 x 4'11			x	1	Main	5	Yes
Main	Dining Room	13'7 x 12'			x	2	Main	3	No
Main	Living Room	20'3 x 12'			x	3			
Main	Kitchen	11'9 x 9'5			x	4			
Main	Primary Bedroom	16'4 x 10'7			x	5			
Main	Walk-In Closet	9'6 x 6'2			x	6			
Main	Bedroom	12'1 x 9'6			x	7			
Main	Den	12'8 x 10'5			x	8			

Listing Broker(s): **Royal LePage Sussex - Tom Hassan**

Nestled within the prestigious Waters Edge development, along the serene Capilano riverfront lies this exquisitely renovated 2-3 bedroom concrete south facing apartment where luxury and sophistication unite in perfect harmony. Entertainers will love the open concept kitchen with new S/S appliances and 2 spacious decks...barbaques allowed. Masterfully designed reno with custom cabinetry, hardwood floors and bar area. With the added convenience of a concierge, pet friendly, exercise room and direct access to the trails along the river, seawall and Ambleside waterfront. 533 Waters Edge is an idyllic sanctuary and offers a peaceful inner courtyard location. Prepare to fall in love with this incredible suite where style and perfection converge in the perfect central West Vancouver location.