



Presented by:
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Active
R2752199
 Board: V
 Apartment/Condo

502 3101 BURFIELD PLACE
 West Vancouver
 Cypress Park Estates
 V7S 3H9

Residential Attached
\$2,598,000 (LP)
 (SP)



Sold Date: If new,GST/HST inc?: **Yes** Original Price: **\$2,598,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2022**
 Frontage(feet): Bathrooms: **3** Age: **1**
 Frontage(metres): Full Baths: **2** Zoning: **MFD**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$1.00**
 Sq. Footage: **0.00** For Tax Year:
 Flood Plain: P.I.D.: **031-853-315** Tax Inc. Utilities?:
 View: **Yes : Panoramic City and Ocean** Tour: **Virtual Tour URL**
 Complex / Subdiv: **The Courtenay at Mulgrave Park**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Other**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Legal: **SL 24, LOT A DISTRICT LOTS 817 AND 888 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9022**

Amenities: **Air Cond./Central, Bike Room, Garden, Guest Suite, In Suite Laundry, Storage, Workshop Attached**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features:

Finished Floor (Main): 1,495	Units in Development: 39	Tot Units in Strata: 40	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$988.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management		
Finished Floor (Total): 1,495 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,495 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 6	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10' x 15'			x	1	Main	2	No
Main	Dining Room	10' x 15'			x	2	Main	5	Yes
Main	Kitchen	15' x 10'			x	3	Main	3	Yes
Main	Flex Room	9' x 10'			x	4			
Main	Primary Bedroom	15' x 10'			x	5			
Main	Bedroom	10' x 12'			x	6			
					x	7			
					x	8			

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

West Vancouver's most luxurious new development is The Courtenay at Mulgrave Park. Be the first to move into this flagship project by British Pacific Properties. Stunning 2 bdrm and den unit with the largest terrace in this floor plan (570 sq.ft.) and 2 parking spots. Nestled amongst woodlands and overlooking the panoramic city and ocean views this enclave of 39 concrete units is unmatched in quality and west coast modern design. Gourmet kitchen w/ Miele appliances, entertaining island. 2 spacious view bedrooms with an incredible 4 Seasons styled master ensuite, in floor heating, quartz vanity. Engineered hardwood floors, AC and an oversized balcony half open and covered for year round use. A dream home with 2-5-10 Warranty. GST included. Incredible! Immediate Possession Available