

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	2	Age:	4
Lot Area:		Full Baths:	2	Zoning:	CD-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,093.88
Rear Yard Exp:		Maint. Fee:	511.33	For Tax Year:	2023
View:	Yes			P.I.D.:	030-989-809

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Glass	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	359 - Total Units in Strata: 112
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : river view off balcony
Mgmt. Company:	FirstService Residential BC - 855-273-1967
Complex / Subdiv:	Avalon 2 / River District
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 143 DISTRICT LOT 331 GROUP 1 NEW WESTMINSTER DISTRICT STRATAPLAN EPS6476 TOGETHER WITH A
Amenities:	Exercise Centre,Guest Suite,In Suite Laundry
Site Influences:	Central Location
Features:	Air Conditioning,CltHWh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Oakwyn Realty Ltd. (Branch), Oakwyn Realty Ltd. (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	9'4 x 12'6	Main	Patio	17'6 x 6'5
Main	Living Room	9'10 x 7'6			
Main	Dining Room	12'2 x 4'9			
Main	Kitchen	9'7 x 8'8			
Main	Foyer	7'4 x 5'0			
Main	Den	9'10 x 4'2			
Main	Bedroom	9'4 x 9'5			

Finished Floor (Main):	784 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	784 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	784 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Avalon 2 at the River District in South Vancouver! This stunning 2 bed and den, 2 bath condo boasts of a spacious balcony offering peak-a-boo views of the river. Enjoy the perfect blend of urban convenience and tranquility in this vibrant community. With its proximity to shopping amenities and a bustling downtown atmosphere, every need is within reach. Immerse yourself in the dynamic lifestyle of South Vancouver while relishing in the comfort of modern living. Don't miss out on the opportunity to make this sought-after condo your new home sweet home. Schedule a viewing today!