



## #502 – 3335 Cypress Place Offered at \$1,549,000

This stunning Stonecliff apartment offers 1,584 sq. ft. of living space, 2 bedrooms, den, and spectacular views. Features include a gorgeous kitchen and island with an open plan design. Offering a huge deck, air conditioning and large 2 car private parking spot. A gorgeous development with incredible amenities including a guest suite, games room, gym, hot tub and too much more to list.



**ERIC CHRISTIANSEN**  
GROUP  
eric@ericchristiansen.com

**604-312-9999**  
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**Active**  
**R2789506**  
 Board: V  
 Apartment/Condo

**502 3335 CYPRESS PLACE**  
 West Vancouver  
 Cypress Park Estates  
 V7S 3J8

Residential Attached  
**\$1,549,000 (LP)**  
 (SP) 



Sold Date:  
 Meas. Type: **Feet**  
 Frontage(feet):  
 Frontage(metres):  
 Depth / Size (ft.):  
 Sq. Footage: **0.00**  
 Flood Plain:  
 View: **Yes :spectacular water & city views**  
 Complex / Subdiv: **Stonecliff**  
 First Nation:  
 Services Connctd: **Electricity, Natural Gas**  
 Sewer Type:

If new,GST/HST inc?:  
 Bedrooms: **2**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 P.I.D.: **026-186-462**

Original Price: **\$1,549,000**  
 Approx. Year Built: **2005**  
 Age: **18**  
 Zoning: **CD35**  
 Gross Taxes: **\$3,858.93**  
 For Tax Year: **2022**  
 Tax Inc. Utilities?:  
 Tour: **Virtual Tour URL**

Water Supply: **City/Municipal**

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Concrete, Stone**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage Underbuilding, Visitor Parking**  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **STRATA LOT 46, PLAN BCS877, DISTRICT LOT 888, 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 1 OR V, AS APPROPRIATE**

Amenities: **Air Cond./Central, Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): **1,584**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,584 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,584 sq. ft.**

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **8**

Units in Development: **111**  
 Exposure:  
 Mgmt. Co's Name: **Stratawest Management**  
 Maint Fee: **\$933.03**  
 Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**

Tot Units in Strata: **111** Locker: **No**  
 Storeys in Building: **15**  
 Mgmt. Co's #: **604-904-9595**  
 Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'3 x 11'1			x	1	Main	3	No
Main	Dining Room	12'7 x 9'3			x	2	Main	6	Yes
Main	Kitchen	13'6 x 11'0			x	3			
Main	Den	10'7 x 10'3			x	4			
Main	Primary Bedroom	13'9 x 11'5			x	5			
Main	Walk-In Closet	6'0 x 5'3			x	6			
Main	Bedroom	11'10 x 11'6			x	7			
Main	Laundry	7'11 x 5'2			x	8			

Listing Broker(s): **Bellevue Realty Group**

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

All information contained herein is deemed to be accurate but should not be relied upon without verification.



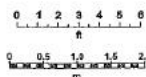
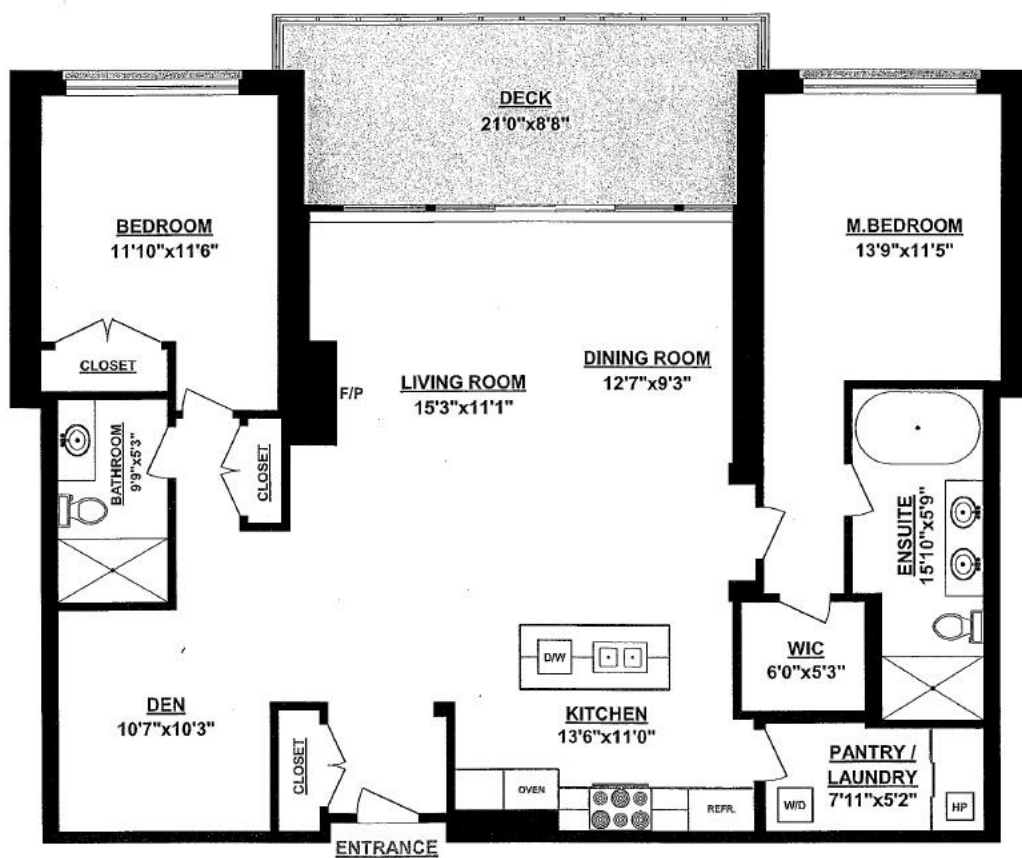
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BRG

## #502 - 3335 Cypress Place West Vancouver

Main Floor\*: 1,584 sq. ft.



\* Measured to exterior of walls and to the middle of the common walls  
\* These measurements are not taken from the Strata Plan.



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