





#1402 – 3355 Cypress Place Offered at \$2,999,000

A very rare offering. Only 6 units at Stonecliff feature this layout with 2,395 sq. ft. of living space. A stunning 2 bedroom, 3 bathroom and den home that has undergone extensive renovations. The panoramic view is unobstructed from the city to the Gulf Islands. Updates include gorgeous hardwood floors, luxurious kitchen, spa-like bathrooms and too much more to list. There are 4 decks to enjoy the view including a large entertainment patio with fireplace and barbeque - all with jaw-dropping views. Other features include air conditioning, 2 car private garage and an incredible common area with entertainment room, gym and hot tub.



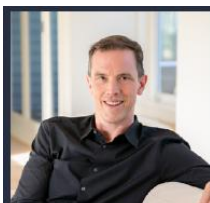
ERIC CHRISTIANSEN
eric@ericchristiansen.com

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

Active R3113294 Board: V Apartment/Condo		1402 3355 CYPRESS PLACE West Vancouver Cypress Park Estates V7S 3J9		Residential Attached \$2,999,000 (LP) (SP) 																																																																																											
		Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Yes :spectacular city & ocean views Complex / Subdiv: Stonecliff First Nation: Services Connctd: Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal		If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 3 Full Baths: 2 Half Baths: 1 P.I.D.: 025-972-413 Original Price: \$2,999,000 Approx. Year Built: 2004 Age: 22 Zoning: CD35 Gross Taxes: \$7,832.32 For Tax Year: 2025 Tax Inc. Utilities?: Tour: Virtual Tour URL																																																																																											
Style of Home: 1 Storey, Corner Unit Construction: Concrete Exterior: Concrete, Stone Foundation: Concrete Perimeter Renovations: Completely # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Fuel/Heating: Forced Air, Heat Pump, Natural Gas Outdoor Area: Patio(s) & Deck(s) Type of Roof: Metal, Other		Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking: Garage Underbuilding, Garage; Double, Visitor Parking Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: : Fixtures Rmvd: Yes: Entry Hallway Mirror Floor Finish: Hardwood, Tile		Reno. Year: 2019 Rain Screen: Metered Water: R.I. Plumbing: Legal: STRATA LOT 36, PLAN BCS877, DISTRICT LOT 557, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 888, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V 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: Air Conditioning, Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator, Wine Cooler																																																																																											
Finished Floor (Main): 2,395 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 2,395 sq. ft. Unfinished Floor: 0 Grand Total: 2,395 sq. ft.		Units in Development: Exposure: Mgmt. Co's Name: Stratawest Managment Ltd. Maint Fee: \$1,612.71 Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, 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:																																																																																											
Suite: Basement: None Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 1 # of Rooms: 9		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>24'8 x 21'2</td> <td>Main</td> <td>Foyer</td> <td>8'5 x 7'8</td> <td>1</td> <td>Main</td> <td>2</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>18'1 x 11'1</td> <td></td> <td></td> <td>x</td> <td>2</td> <td>Main</td> <td>7</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>14'9 x 10'11</td> <td></td> <td></td> <td>x</td> <td>3</td> <td>Main</td> <td>3</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>17'11 x 13'10</td> <td></td> <td></td> <td>x</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Walk-In Closet</td> <td>8'9 x 4'5</td> <td></td> <td></td> <td>x</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>14'11 x 11'2</td> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Office</td> <td>15'4 x 11'5</td> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Laundry</td> <td>10'6 x 5'10</td> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Living Room	24'8 x 21'2	Main	Foyer	8'5 x 7'8	1	Main	2	No	Main	Dining Room	18'1 x 11'1			x	2	Main	7	Yes	Main	Kitchen	14'9 x 10'11			x	3	Main	3	Yes	Main	Primary Bedroom	17'11 x 13'10			x	4				Main	Walk-In Closet	8'9 x 4'5			x	5				Main	Bedroom	14'11 x 11'2			x	6				Main	Office	15'4 x 11'5			x	7				Main	Laundry	10'6 x 5'10			x	8			
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?																																																																																						
Main	Living Room	24'8 x 21'2	Main	Foyer	8'5 x 7'8	1	Main	2	No																																																																																						
Main	Dining Room	18'1 x 11'1			x	2	Main	7	Yes																																																																																						
Main	Kitchen	14'9 x 10'11			x	3	Main	3	Yes																																																																																						
Main	Primary Bedroom	17'11 x 13'10			x	4																																																																																									
Main	Walk-In Closet	8'9 x 4'5			x	5																																																																																									
Main	Bedroom	14'11 x 11'2			x	6																																																																																									
Main	Office	15'4 x 11'5			x	7																																																																																									
Main	Laundry	10'6 x 5'10			x	8																																																																																									
Listing Broker(s): Bellevue Realty Group																																																																																															

Full video tour at www.ericchristiansen.com

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



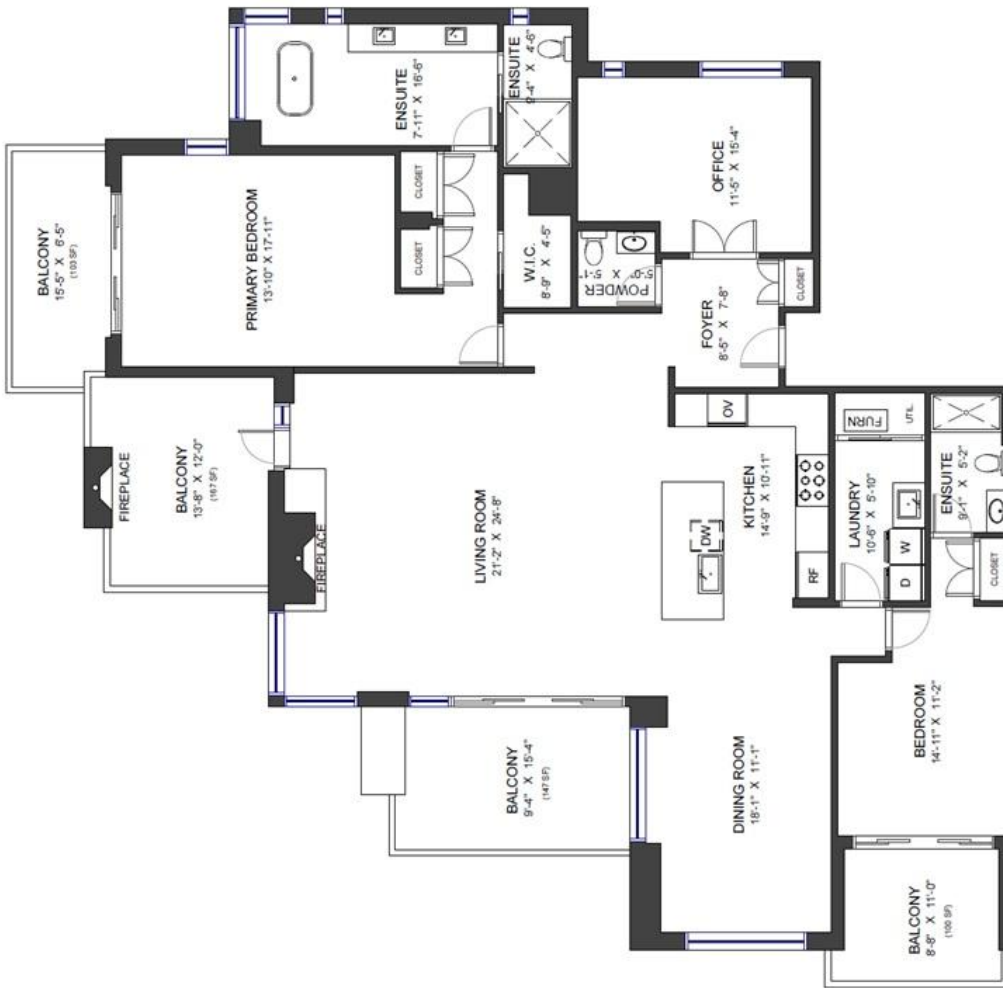
ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

1402 3355 Cypress Place
West Vancouver, BC

LIVING AREA 2,395 SF
BALCONY 517 SF
CEILING HEIGHT 8'-9"



Valid Until: April 16, 2027

All dimensions are approximate and not suitable for architectural/construction use. This is for marketing purposes only. The measurements are approximate within +/- 2%. EGO insured. All measurements are taken from the finished floor. All measurements are taken from the finished floor. We have no guarantee or warranty of the degree of room layout. Area is calculated per ANSI Z765-2003 method.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

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