



#1402 – 3355 Cypress Place Offered at \$2,798,000

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
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3147823
 Board: V
 Apartment/Condo

1402 3355 CYPRESS PLACE

West Vancouver
 Cypress Park Estates
 V7S 3J9

Residential Attached

\$2,798,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$2,798,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2004**
 Frontage(feet): Bathrooms: **3** Age: **22**
 Frontage(metres): Full Baths: **2** Zoning: **CD35**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$7,832.32**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: P.I.D.: **025-972-413** Tax Inc. Utilities?:
 View: **Yes : spectacular city & ocean views** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Stonecliff**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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**

Reno. Year: **2019**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

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**

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.**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: **# of Levels: 1**
 # of Kitchens: **1** # of Rooms: **9**

Units in Development:
 Exposure: **South**
 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**
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Cats: **Yes** Dogs: **Yes**

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.



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1402 3355 Cypress Place
West Vancouver, BC

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

Uplan.ca



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%. E&O insured.
You will require a professional engineer to confirm the structural integrity of the unit and the building.
We have no guarantee or warranty of the degree of room fit. Area is calculated per ANSI Z765-2003 method.



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