



#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.



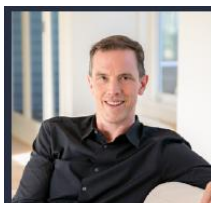
ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
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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: 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		If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 3 Full Baths: 2 Half Baths: 1 P.I.D.: 025-972-413 Original Price: \$2,798,000 Approx. Year Built: 2004 Age: 22 Zoning: CD35 Gross Taxes: \$8,278.09 For Tax Year: 2026 Tax Inc. Utilities?: Tour: Virtual Tour URL																																																																																								
Style of Home: 1 Storey, Corner Unit Construction: Concrete Exterior: Concrete, Stone Foundation: Concrete Perimeter		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		Renovations: Completely Reno. Year: 2019 # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Rain Screen: Fuel/Heating: Forced Air, Heat Pump, Natural Gas Metered Water: Outdoor Area: Patio(s) & Deck(s) R.I. Plumbing: Type of Roof: Metal, Other		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.		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?:																																																																																								
Suite: Basement: None Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 1 # of Rooms: 9		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:		# of Pets: 2 Cats: Yes Dogs: Yes																																																																																								
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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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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 its load capacity.
We have no guarantee or warranty of the degree of room finish. Area is calculated per ANSI Z765-2003 method.



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