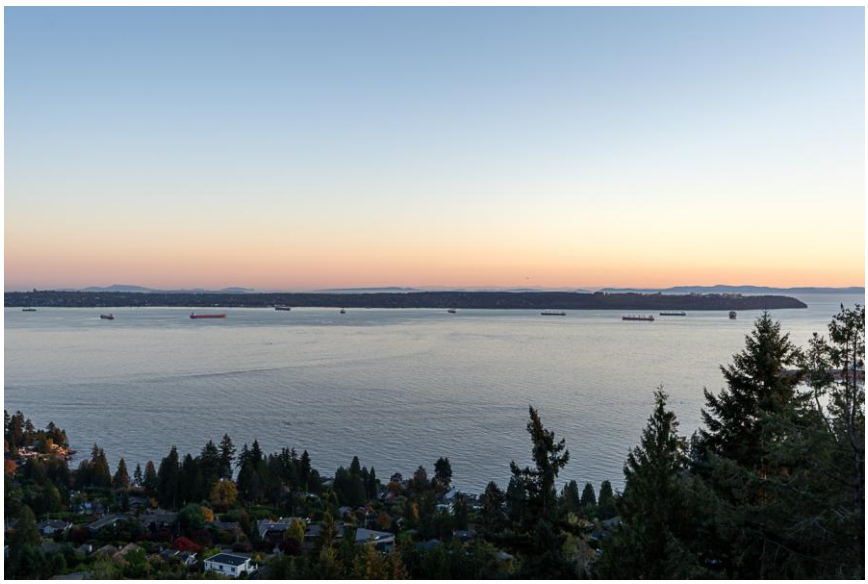
BELLEVUE Realty Group®











#1303 – 3355 Cypress
Offered at $2,198,000

Spectacular views are enjoyed from this stunning corner unit with south, west and northern exposure in prestigious Stonecliffe. Enjoy 2 bedrooms and 2.5 bathrooms with 2,015 sq. ft. of living space, an open floor plan, air conditioning, and a large southwest facing deck. The location is prime, just steps to Mulgrave private school, minutes from many other top private and public schools, incredible trails, and Hollyburn Country Club. Amenities include 2 guest suites, party room, gym, hot tub and more.



ERIC CHRISTIANSEN
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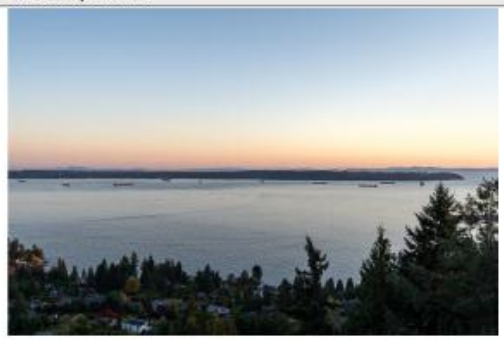
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Active
R3178370
Board: V
Apartment/Condo

1303 3355 CYPRESS PLACE

West Vancouver
Cypress Park Estates
V7S 3J9

Residential Attached
$2,198,000 (LP)
(SP) M



Sold Date:		If new,GST/HST inc?:		Original Price:	**$2,198,000**
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:	**$6,561.59**
Sq. Footage:	**0.00**			For Tax Year:	**2026**
Flood Plain:		P.I.D.:	**025-972-391**	Tax Inc. Utilities?:	
View:	**Yes : spectacular city & water views**			Tour:	**Virtual Tour URL**

Complex / Subdiv: **Stonecliff**
First Nation Reserve:
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: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Gas - Natural** Metered Water:
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(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.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **STRATA LOT 34, 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 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: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

		sq. ft.
Finished Floor (Main):	2,015	
Finished Floor (Above):	0	
Finished Floor (AbvMain2):	0	
Finished Floor (Below):	0	
Finished Floor (Basement):	0	
Finished Floor (Total):	2,015	sq. ft.
Unfinished Floor:	0	
Grand Total:	2,015	sq. ft.

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

Units in Development: Tot Units in Strata: **111** Locker:
Exposure: **South** Storeys in Building: **15**
Mgmt. Co's Name: **Stratawest Management Limited** Mgmt. Co's #: **604-904-9595**
Maint Fee: **$1,352.36** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Water**

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
Main	Living Room	15'9 x 15'7
Main	Dining Room	16'10 x 13'11
Main	Kitchen	13'6 x 9'8
Main	Primary Bedroom	14'11 x 13'10
Main	Walk-In Closet	7'2 x 4'10
Main	Bedroom	12'1 x 11'0
Main	Study	12'10 x 12'0
Main	Office	11'7 x 9'10

Floor	Type	Dimensions
Main	Foyer	7'11 x 7'7
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	3	Yes
3	Main	5	Yes
4			
5			
6			
7			
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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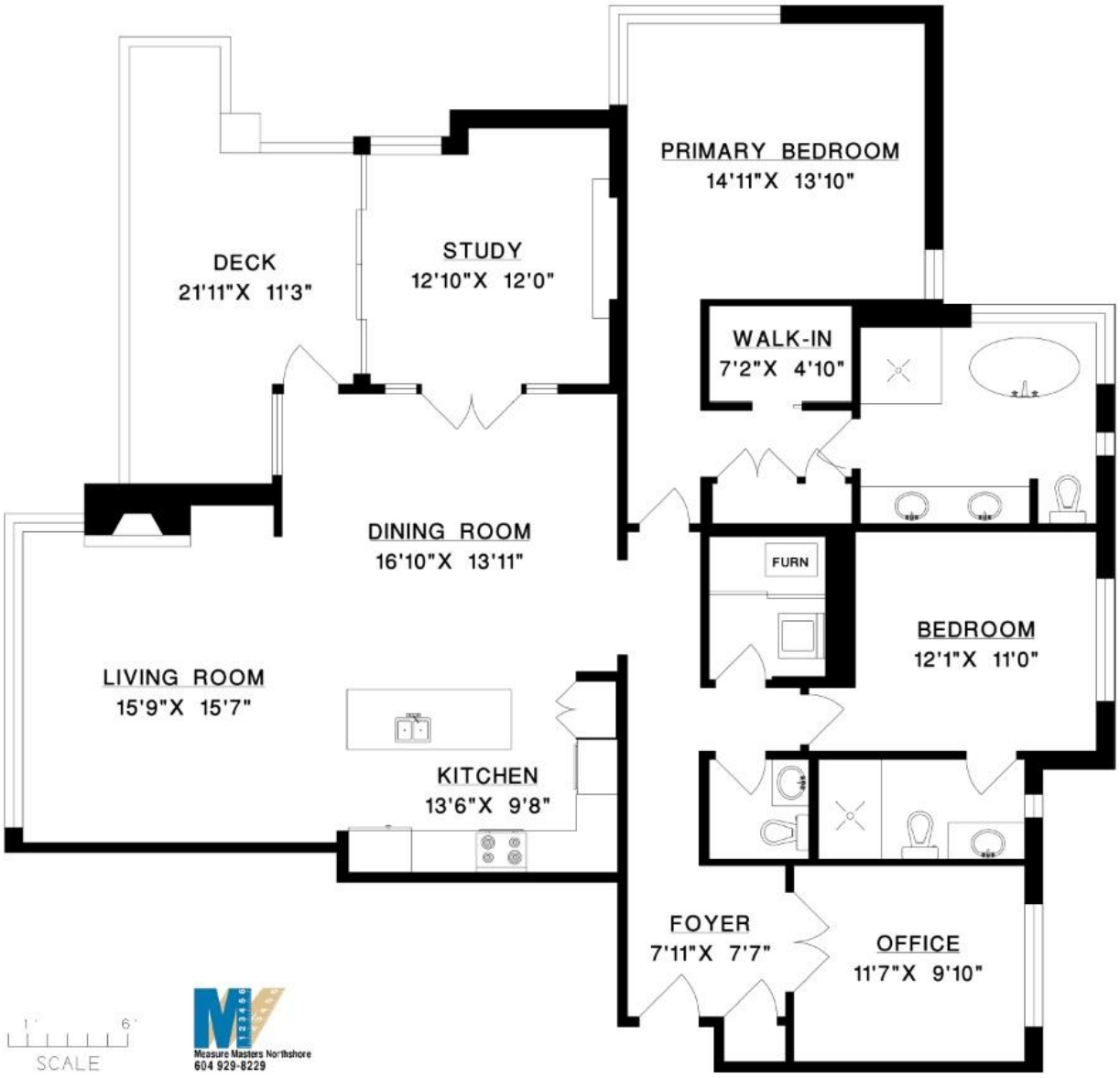
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#1303 - 3355 CYPRESS PLACE
WEST VANCOUVER

*** TOTAL 2,015 SQ.FT.**

DECK 211 SQ.FT.

*AS PER STRATA MEASUREMENTS





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