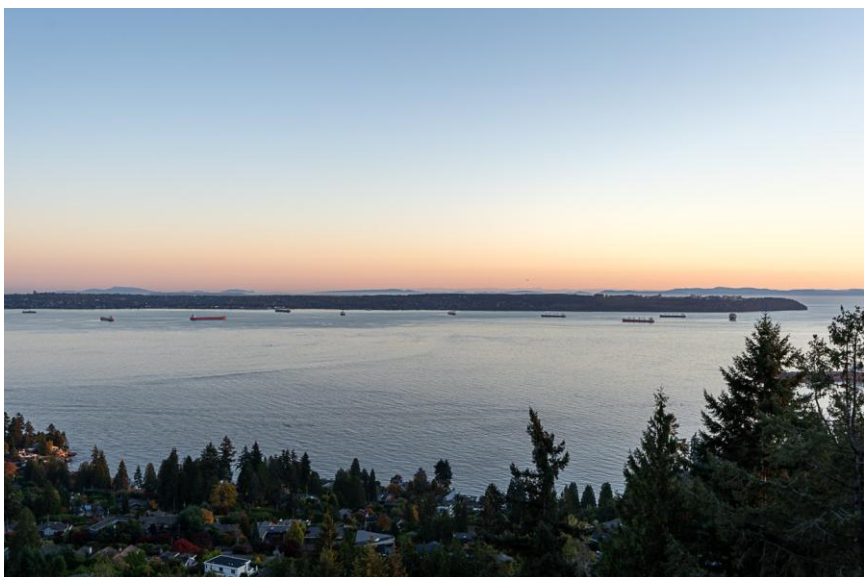
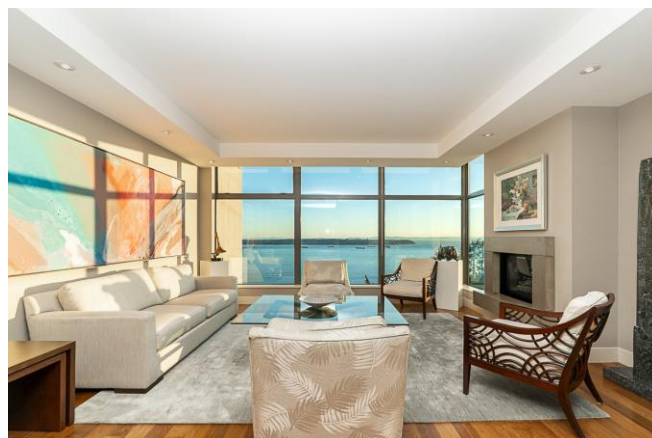




#1303 – 3355 Cypress Offered at \$2,198,000



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 1,988 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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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3178370 Board: V Apartment/Condo		1303 3355 CYPRESS PLACE West Vancouver Cypress Park Estates V7S 3J9		Residential Attached \$2,198,000 (LP) (SP) 					
		Sold Date:		Original Price: \$2,198,000					
		Meas. Type: Feet		Approx. Year Built: 2004					
		Frontage(feet):		Age: 22					
		Frontage(metres):		Zoning: CD35					
		Depth / Size (ft.):		Gross Taxes: \$6,561.59					
Sq. Footage: 0.00		Full Baths: 2		For Tax Year: 2026					
Flood Plain:		Half Baths: 1		Tax Inc. Utilities?:					
View: Yes :spectacular city & water views		P.I.D.: 025-972-391		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		Total Parking: 2 Covered Parking: 2 Parking Access: Front							
Construction: Concrete		Parking: Garage Underbuilding, Garage; Double, Visitor Parking							
Exterior: Concrete, Stone		Dist. to Public Transit: Near Dist. to School Bus: Near							
Foundation: Concrete Perimeter		Title to Land: Freehold Strata							
Renovations:		Property Disc.: No							
# of Fireplaces: 1 R.I. Fireplaces:		Fixtures Leased: :							
Fireplace Fuel: Gas - Natural		Reno. Year:							
Fuel/Heating: Forced Air, Heat Pump, Natural Gas		Rain Screen:							
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Metered Water:							
Type of Roof: Metal, Other		R.I. Plumbing:							
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		Floor Finish: Hardwood, Wall/Wall/Mixed							
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									
Finished Floor (Main): 1,988		Units in Development:		Tot Units in Strata: 111 Locker:					
Finished Floor (Above): 0		Exposure: South		Storeys in Building: 15					
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: Stratawest Management Limited		Mgmt. Co's #: 604-904-9595					
Finished Floor (Below): 0		Maint Fee: \$1,352.36		Council/Park Apprv?:					
Finished Floor (Basement): 0		Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Water		Council/Park Apprv?:					
Finished Floor (Total): 1,988 sq. ft.									
Unfinished Floor: 0									
Grand Total: 1,988 sq. ft.		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns							
Suite:		Restricted Age:		# of Pets: 2 Cats: Yes Dogs: Yes					
Basement: None		# or % of Rentals Allowed:							
Crawl/Bsmt. Ht:		Short Term (<1yr)Rnt/Lse Alwd?: No							
# of Kitchens: 1		Short Term Lse-Details:							
# of Levels: 1									
# of Rooms: 9									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'9 x 15'7	Main	Foyer	7'11 x 7'7	1	Main	2	No
Main	Dining Room	16'10 x 13'11			x	2	Main	3	Yes
Main	Kitchen	13'6 x 9'8			x	3	Main	5	Yes
Main	Primary Bedroom	14'11 x 13'10			x	4			
Main	Walk-In Closet	7'2 x 4'10			x	5			
Main	Bedroom	12'1 x 11'0			x	6			
Main	Study	12'10 x 12'0			x	7			
Main	Office	11'7 x 9'10			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**

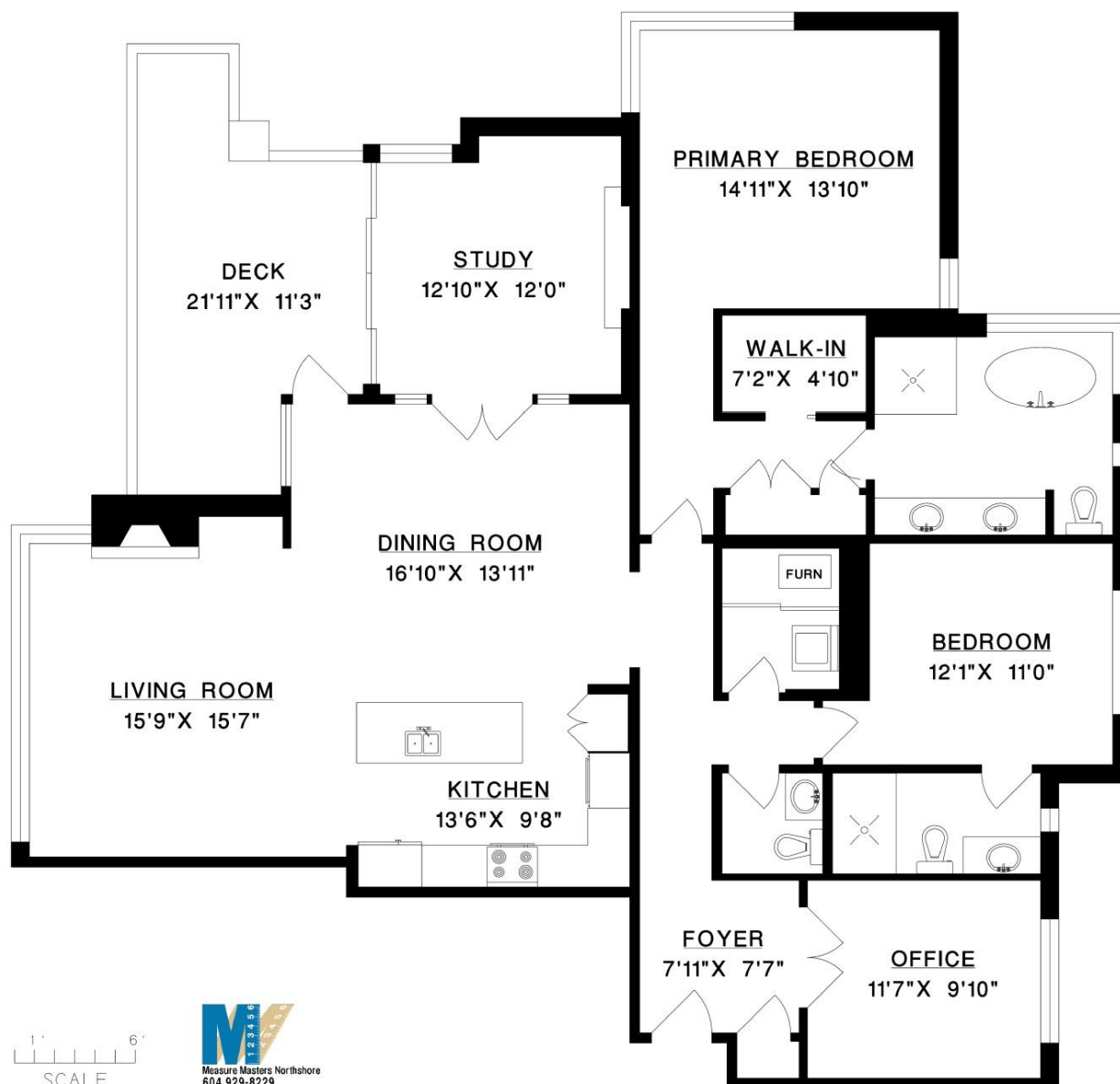
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

#1303 - 3355 CYPRESS PLACE
WEST VANCOUVER

TOTAL **1,988 SQ.FT.**
DECK **211 SQ.FT.**



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