





#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.



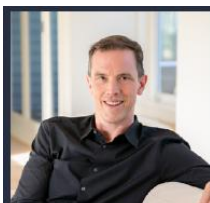
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active		1402 3355 CYPRESS PLACE		Residential Attached					
R3113294		West Vancouver		\$2,798,000 (LP)					
Board: V		Cypress Park Estates		(SP) 					
Apartment/Condo		V7S 3J9							
		Sold Date:		If new,GST/HST inc?:					
		Meas. Type: Feet		Bedrooms: 2					
		Frontage(feet):		Bathrooms: 3					
		Frontage(metres):		Full Baths: 2					
		Depth / Size (ft.):		Half Baths: 1					
		Sq. Footage: 0.00		Original Price: \$2,999,000					
		Flood Plain:		P.I.D.: 025-972-413					
		View: Yes :spectacular city & ocean views		Approx. Year Built: 2004					
		Complex / Subdiv: Stonecliff		Age: 22					
		First Nation:		Zoning: CD35					
		Services Connctd: Electricity, Natural Gas, Water		Gross Taxes: \$7,832.32					
		Sewer Type: City/Municipal		For Tax Year: 2025					
		Water Supply: City/Municipal		Tax Inc. Utilities?:					
				Tour: Virtual Tour URL					
Style of Home: 1 Storey, Corner Unit		Total Parking: 2		Covered Parking: 2					
Construction: Concrete		Parking Access: Front		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		Property Disc.: Yes					
Renovations: Completely		Reno. Year: 2019		Fixtures Leased: :					
# of Fireplaces: 1		R.I. Fireplaces:		Fixtures Rmvd: Yes: Entry Hallway Mirror					
Fireplace Fuel: Gas - Natural		Rain Screen:		Floor Finish: Hardwood, Tile					
Fuel/Heating: Forced Air, Heat Pump, Natural Gas		Metered Water:							
Outdoor Area: Patio(s) & Deck(s)		R.I. Plumbing:							
Type of Roof: Metal, Other									
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		Units in Development:		Tot Units in Strata: 111					
Finished Floor (Above): 0		Exposure:		Locker: No					
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: Stratawest Managment Ltd.		Stores in Building: 15					
Finished Floor (Below): 0		Maint Fee: \$1,612.71		Mgmt. Co's #: 604-904-9595					
Finished Floor (Basement): 0		Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Water		Council/Park Apprv?:					
Finished Floor (Total): 2,395 sq. ft.		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		Cats: Yes Dogs: Yes					
Unfinished Floor: 0		Restricted Age:		# of Pets: 2					
Grand Total: 2,395 sq. ft.		# or % of Rentals Allowed:		Short Term(<1yr)Rnt/Lse Alwd?: No					
Suite:		Short Term Lse-Details:							
Basement: None									
Crawl/Bsmt. Ht: # of Levels: 1									
# of Kitchens: 1									
# of Rooms: 9									
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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BRG

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. Plans will require a design professional's review and approval. We have no guarantee or warranty of the degree of room layout. Area is calculated per ANSI Z765-2003 method.



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