BRAND NEW Townhome
River District (Avalon 1 East, Vancouver)
1,119 Sqft - #1xx-3588 Sawmill Crescent, Vancouver

Property Description
3588 Sawmill Crescent, Vancouver (Avalon 1 East), 3 Bedroom + 1 Den + 3 Bath (1119Ft + Balcony + Patio)

**Brand New** townhome in Fraser Riverfront. 2 levels, East facing. 3 Bedroom + 1 Den + 3 Bath (1119Ft + Balcony + Patio). Top of the line appliances, quartz counter tops, laminate hardwood floor and in-floor Radiant Heating throughout. In-suite laundry. Steps to Town Centre featuring Save-On Foods, banks, restaurants, cafe. Only 10 Mins. drive to Richmond or Metrotown. River District communities also offers sports fields, waterfront trails & parks.

**Amazing Amenities** include 3 Story Sky Lounge and Bar, Gym, Garden Courtyard w/kids play area, Multi-purpose room, Guest Suites and Secure Bike Storage.

1 Parking space and Extra-large storage are included. A truly perfect condo for small family. NO PETS; NO SMOKING at the property

Basic Details

<table>
<thead>
<tr>
<th>Property Title</th>
<th>BRAND NEW Townhome River District (Avalon 1 East, Vancouver)</th>
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</thead>
<tbody>
<tr>
<td>Property Type</td>
<td>Townhouse</td>
</tr>
<tr>
<td>Interior Space</td>
<td>1,119 Sqft</td>
</tr>
<tr>
<td>Bedrooms</td>
<td>3</td>
</tr>
<tr>
<td>Bathrooms</td>
<td>3</td>
</tr>
<tr>
<td>Den/Flex</td>
<td>1</td>
</tr>
<tr>
<td>Balcony</td>
<td>Big</td>
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<tr>
<td>Exposure</td>
<td>East</td>
</tr>
<tr>
<td>Furnished</td>
<td>Unfurnished</td>
</tr>
<tr>
<td>Parking Space</td>
<td>1</td>
</tr>
<tr>
<td>Availability</td>
<td>RENTED</td>
</tr>
</tbody>
</table>
RENT INCLUDES water, gas, 1 indoor parking, storage locker

RENT NOT INCLUDES Electricity/CableTV/Internet

AVAILABILITY: IMMEDIATELY

All applications will be carefully screened before presentation to owners for consideration. This property is not offered on a first come first serve.

All information provided is deemed reliable but is not guaranteed. All measurements are approximate, landlord and/or tenant to verify if important.

Features

Heating System: Baseboard
Kitchen: Fully Equipped
Bath Tub: 2
Shower Room: 1
Patio
Parking:
Parking Facilities: Indoor Underground
Living Area Floor: Hardwood
Bedroom Floor: Hardwood

Appliances

- Refrigerator
- Stove
- Washing Machine
- Laundry Dryer
- Oven
- Dishwasher

Building Amenities

- Concierge Service
- Multi-Functional Room
- Bike Locker
Parking Space: 1

Window Coverings

Rental Terms

Pet: NOT ALLOWED
Smoking/Vaping: NOT ALLOWED
Drug/Marijuana: NOT ALLOWED

Utilities Included: Gas, Water

Utilities NOT included: Electricity, CableTV, Internet

Parking Included: 1
Lease Terms:
- 12-Month (Min) Fixed-Term

Tenant Insurance: Required

Credit/Reference Check: Required

Security Deposit (to owner): Half Month's Rent

Address Map
- Neighborhood: Vancouver
- Postal Code: V5S 0H5

Neighborhood:
- Neighborhood: Vancouver Downtown

Shopping Center: 5 Minutes
Town Center: 12 Minutes
Coffee Shop: 5 Minutes
Golf Course: 8 Minutes
Nearest Golf Course: Riverway Golf Course

Agent Info
Lotus Yuen PREC, REMAX CREST Realty
♀️ RentalPropertyManagers.ca
📞 778-862-8321
✉️ lotusyuen@gmail.com

778-862-8321 - #1 5050 Kingsway Ave, Burnaby