



Presented by:  
**P.A. 'Doc' Livingston PREC\***

Sutton Grp-West Coast Realty

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<b>Active</b> <b>R2186462</b> Board: V Townhouse	<b>213 2211 NO 4 ROAD</b> Richmond Bridgeport RI V6X 3X1	Residential Attached <b>\$458,000</b> (LP) (SP)
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Sold Date:	Frontage (feet):	Original Price: <b>\$458,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>1993</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>24</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>RTL1</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,230.71</b>
Approval Req?:	Half Baths: <b>1</b>	For Tax Year: <b>2016</b>
Exposure:	Maint. Fee: <b>\$200.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>018-385-273</b>
Mgmt. Co's Name: <b>PACIFICA FIRST MANAGEMENT</b>		Tour:
Mgmt. Co's Phone: <b>604-876-6400</b>		
View: :		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas</b>		

Style of Home: <b>2 Storey</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage Underbuilding</b>		
Exterior: <b>Stucco</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1 BLOCK</b>		Dist. to School Bus: <b>1 BLOCK</b>
Rain Screen:	Units in Development: <b>92</b>		Total Units in Strata: <b>92</b>
Renovations:	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>City/Municipal</b>	Property Disc.: <b>Yes</b>		
Fireplace Fuel: <b>Gas - Natural</b>	Fixtures Leased: <b>No</b>		
Fuel/Heating: <b>Baseboard, Electric</b>	Fixtures Rmvd: <b>No</b>		
Outdoor Area: <b>Patio(s)</b>	Floor Finish: <b>Laminate</b>		
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**  
Legal: **PL LMS838 LT 80 BLK 5N LD 36 SEC 22 RNG 6W**

Amenities: **Garden, In Suite Laundry**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 14'			x			x
Main	Dining Room	11' x 6'1			x			x
Main	Kitchen	9' x 8'			x			x
Above	Master Bedroom	12' x 11'			x			x
Above	Bedroom	10' x 9'			x			x
Above	Den	9' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>520</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>500</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total): <b>1,020 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,020 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Regent Park Realty Inc.**

**Best priced 2 bedroom & Den (Den could be easily converted into 3rd bedroom), 3 bathroom with 2 underground parking stalls! This complex is located right near Costco, Canada Line, shopping centres, airport & Vancouver. First showing on Sunday July 16, 12-1pm. Don't miss it!**



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<b>Active</b> <b>R2175750</b> Board: V Townhouse	<b>9 6777 LIVINGSTONE PLACE</b> Richmond Granville V7C 5V8	Residential Attached <b>\$988,000 (LP)</b> (SP)
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Sold Date:	Frontage (feet):	Original Price: <b>\$1,079,900</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2001</b>
Depth / Size (ft.):	Bedrooms: <b>4</b>	Age: <b>16</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>ZT40</b>
Flood Plain: <b>Yes</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,467.37</b>
Approval Req?: <b>No</b>	Half Baths: <b>1</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$186.65</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>025-332-694</b>
Mgmt. Co's Name: <b>AA PROPERTY MANAGEMENT</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-207-2002</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>HARVARD VILLAS 11</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: <b>2 Storey, End Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Brick, Vinyl</b>			Locker: <b>N</b>
Foundation: <b>Concrete Slab</b>			Dist. to School Bus: <b>FRONT</b>
Rain Screen:	Reno. Year:	Dist. to Public Transit: <b>FRONT</b>	Total Units in Strata: <b>11</b>
Renovations:	R.I. Plumbing: <b>No</b>	Units in Development: <b>11</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel: <b>Gas - Natural</b>	# of Fireplaces: <b>1</b>	Property Disc.: <b>No</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>		Fixtures Leased: <b>:</b>	
Outdoor Area: <b>Patio(s)</b>		Fixtures Rmvd: <b>Yes: FORECLOSURE AS IS WHERE IS</b>	
Type of Roof: <b>Asphalt</b>		Floor Finish: <b>Wall/Wall/Mixed</b>	

Maint Fee Inc: **Caretaker, Management, Snow removal**  
Legal: **PL LMS4625 LT 1 BLK 4N LD 36 SEC 18 RNG 6W**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5' x 5'5	Above	Other	23' x 8'4			x
Main	Living Room	13'6 x 12'2	Above	Other	12'5 x 5'2			x
Main	Dining Room	14' x 8'6	Above	Other	8'6 x 5'2			x
Main	Kitchen	7'8 x 12'4	Main	Laundry	5'10 x 11'11			x
Main	Eating Area	11'6 x 9'6	Main	Other	5'10 x 4'			x
Above	Master Bedroom	12'10 x 18'4			x			x
Above	Bedroom	12'4 x 8'6			x			x
Above	Bedroom	8'6 x 14'3			x			x
Above	Bedroom	12' x 8'4			x			
Above	Walk-In Closet	6'3 x 18'7			x			

Finished Floor (Main): <b>721</b>	# of Rooms: <b>15</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,088</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>Y</b>	Dogs: <b>Y</b>	3	Above	4	No	Pool:
Finished Floor (Total): <b>1,809 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Door Height:
Grand Total: <b>1,809 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **RE/MAX LifeStyles Realty**

**Harvard Villas II in centre of Richmond. Duplex style 2 level townhouse. Minutes to elementary, secondary school, park, library and public transit. 4 bedrooms. 25 year roof warranty from one of Richmond's most reliable builders. Kitchen has granite counter tops, gas stove, "Sakura" range hood fan. Living room has gas fireplace. Large windows, skylights and high ceilings. making everything very bright, Newer laminate floorings on main floor & plush carpets on the upper level. Fenced private patio court yard. A double car garage off rear lane for your privacy and security. Virtual Tour & Laser Measured for your enjoyment. All Strata Docs Available. Showings anytime with reasonable notice. Court Ordered Sale!! OPEN HOUSE SATURDAY & SUNDAY JULY 15 & 16 FROM 2:00 TO 4:00 Tks.**