



Presented by:
Doc Livingston PREC*

eXp Realty
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doc@homehuntersbc.com



Active
R2975973
Board: V
Apartment/Condo

312 6420 BUSWELL STREET

Richmond
Brighthouse
V6Y 2E9

Residential Attached

\$229,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$259,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1974
Frontage(feet):	Bathrooms: 1	Age: 51
Frontage(metres):	Full Baths: 1	Zoning: RAM1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 0.00		For Tax Year:
Flood Plain:	P.I.D.: 024-387-690	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: The Crestwind		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
Title to Land: **Leasehold prepaid-NonStrata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile**

Legal: **THIS IS A LEASEHOLD PROPERTY SUITE 312 LOCATED IN APARTMENT BUILDING 6420 BUSWELL STREET, RICHMOND BC AS SHOWN IN THE EXPLANATORY PLAN FILED IN THE NEW WESTMINSTER LAND TITLE OFFICE UNDER NUMBER 46179 ON THE LANDS OF THE CITY OF RICHMOND, BRITISH COLUMBIA, LOT 161 SECTION 9 BLOCK 4 NORTH RANGE 6 NEW WESTMINSTER DISTRICT PLAN 36672**

Amenities: **Elevator, Shared Laundry, Storage**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Refrigerator, Stove**

Finished Floor (Main): 800	Units in Development: 51	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: WESTPARK INVESTMENTS LTD.	Mgmt. Co's #: 604-681-2727	
Finished Floor (Below): 0	Maint Fee: \$646.35	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Snow removal, Taxes, Water		
Finished Floor (Total): 800 sq. ft.			
Unfinished Floor: 0			
Grand Total: 800 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allwd w/Restrctns		

Suite: None	Restricted Age:	# of Pets:	Cats:	Dogs:
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: 4				

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17' x 12'6"	1	Main	4	No
Main	Dining Room	12'6" x 8'	2			
Main	Kitchen	9' x 8'	3			
Main	Bedroom	17' x 9'10"	4			
		x	5			
		x	6			
		x	7			
		x	8			

Listing Broker(s): **RE/MAX Westcoast**

Welcome to Unit 312, This well-maintained unit is located in Downtown Richmond featuring a huge bedroom with a sitting area. Laminate wood flooring in the living room, dining area & bedroom.. floor tiles in the kitchen & bathroom... spacious & functional floor plan with open living room & dining area plus a covered balcony.. one parking stall & a large storage locker... very close to the elevator.. steps away from shopping, banks, restaurants, Richmond Centre, Canada Line, public market. don't miss this gem.



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Active
R2976394

Board: V
Apartment/Condo

101 6420 BUSWELL STREET

Richmond
Brighthouse
V6Y 2E9

Residential Attached

\$345,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$379,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1974
Frontage(feet):	Bathrooms: 2	Age: 51
Frontage(metres):	Full Baths: 2	Zoning: RAM1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 0.00		For Tax Year:
Flood Plain:	P.I.D.: 800-176-104	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: THE CRESTWIND		
First Nation:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
Title to Land: **Leasehold prepaid-NonStrata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood**

Legal: **THIS IS A LEASEHOLD PROPERTY. SUITE 101 LOCATED IN THE APARTMENT BUILDING AT 6420 BUSWELL STREET, RICHMOND, BC AS SHOWN IN THE EXPLANATORY PLAN FILED IN THE NEW WESTMINSTER LAND TITLE OFFICE UNDER NUMBER 46177 ON THE LANDS OF RICHMOND, BRITISH COLUMBIA, LOT 161, SECTION 9, BLOCK 4 NORTH RANGE 6 NEW WESTMINSTER DISTRICT PLAN 36672**

Amenities: **Elevator, Shared Laundry, Storage**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Finished Floor (Main): 1,190	Units in Development: 51	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Westpark Investments Ltd.	Mgmt. Co's #: 604-681-2727	
Finished Floor (Below): 0	Maint Fee: \$950.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Heat, Hot Water, Snow removal, Taxes, Water		
Finished Floor (Total): 1,190 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,190 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
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: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19' x 12'6"				1	Main	4	Yes
Main	Dining Room	13' x 7'6"				2	Main	4	No
Main	Kitchen	8' x 7'				3			
Main	Primary Bedroom	15' x 10'6"				4			
Main	Bedroom	15' x 10'6"				5			
Main	Bedroom	15' x 9'				6			
						7			
						8			

Listing Broker(s): **RE/MAX Westcoast**

Welcome to #101, This bright, quiet, and clean 3-bedroom, 1.5 bathroom north-facing unit with 1190sqft of functional space. Prime location walk to SkyTrain, transit, marketplace, schools, Richmond Centre, hospital, banks, and library. Recent Upgrades include floors, kitchen, and bathrooms. The building has updated its envelope, balcony, and windows. Maintenance fee covers: Property tax, caretaker, storage locker, water, heat, hot water, garbage & snow removal, and shared laundry. No pets | Rentals allowed (no short-term) | Prepaid leasehold until Dec 2073. A rare find—book your showing today!



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Active
R3018272
Board: V
Apartment/Condo

1 8400 COOK ROAD

Richmond
Brighthouse
V6Y 1V5

Residential Attached

\$545,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$545,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2010
Frontage(feet):	Bathrooms: 1	Age: 15
Frontage(metres):	Full Baths: 1	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,717.99
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 028-010-701	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Other**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate**

Legal: **STRATA LOT 1, BLOCK 4N, PLAN BCS3558, SECTION 9, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Wheelchair Access**

Site Influences: **Central Location, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 606			Units in Development: 28			Tot Units in Strata:			Locker: No		
Finished Floor (Above): 0			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$252.07			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Management								
Finished Floor (Total): 606 sq. ft.											
Unfinished Floor: 0											
Grand Total: 606 sq. ft.			Bylaws Restrictions: Rentals Allwd w/Restrctns								
Suite:			Restricted Age:			# of Pets:			Cats: Dogs:		
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: 5											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	11'6 x 9'0			x	1	Main	4	No		
Main	Kitchen	10'6 x 5'6			x	2					
Main	Dining Room	11'6 x 5'0			x	3					
Main	Bedroom	11'0 x 10'0			x	4					
Main	Den	8'0 x 6'0			x	5					
		x			x	6					
		x			x	7					
		x			x	8					

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

Court order sale. Unbeatable location & PRICE! This affordable unit is walkable to everything, Richmond Center shopping, transportation, park, school. This quiet side 1 bedroom + den is equipped with laminate floors, stainless steel kitchen appliances and granite top. Fully rainscreened. Parking #33 NO locker.



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Active
R3026246

Board: V
Apartment/Condo

204 3391 SPRINGFIELD DRIVE

Richmond
Steveston North
V7E 1Y9

Residential Attached

\$588,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$588,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1971
Frontage(feet):	Bathrooms: 2	Age: 54
Frontage(metres):	Full Baths: 2	Zoning: RTL1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,943.63
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 001-090-852	Tax Inc. Utilities?: No
View: Yes :Park & North Shore Mountains		Tour:
Complex / Subdiv: Coral Court		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **1BLK** Dist. to School Bus: **1BLK**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **Yes: Foreclosure**
Fixtures Rmvd: **Yes: Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 8, BLOCK 4N, PLAN NWS74, SECTION 34, RANGE 7W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Garden, In Suite Laundry, Pool; Outdoor**

Site Influences: **Greenbelt, Paved Road, Shopping Nearby**
Features:

Finished Floor (Main): 1,395		Units in Development: 8	Tot Units in Strata: 20		Locker: Yes				
Finished Floor (Above): 0		Exposure: North	Storeys in Building: 2						
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: Dwell Property MGMT	Mgmt. Co's #: 604-821-2999						
Finished Floor (Below): 0		Maint Fee: \$500.00	Council/Park Apprv?: No						
Finished Floor (Basement): 0		Maint Fee Includes: Caretaker, Gardening, Management							
Finished Floor (Total): 1,395 sq. ft.									
Unfinished Floor: 0									
Grand Total: 1,395 sq. ft.		Bylaws Restrictions: Pets Allowed w/Rest., Smoking Restrictions							
Suite: None		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: 11									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'0 x 4'0	Main	Laundry	4'0 x 6'0	1	Main	4	Yes
Main	Kitchen	12'2 x 7'3	Main	Storage	5'0 x 5'0	2	Main	5	No
Main	Dining Room	9'2 x 7'4	Main	Bedroom	11'7 x 8'7	3			
Main	Living Room	12'2 x 20'4			x	4			
Main	Bedroom	11'7 x 8'7			x	5			
Main	Other	6'0 x 7'0			x	6			
Main	Primary Bedroom	10'6 x 17'7			x	7			
Main	Other	6'0 x 7'0			x	8			

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Coral Court is a peaceful, well-kept community in a rare two-level building with just four units per floor. This bright 3-bedroom, 2-bath home fits house-sized furniture and is ideal for families. The large living room opens to a private patio—perfect for relaxing or outdoor dining. It backs onto a treed setting connected to Manoah Steves Neighbourhood School Park. Updated windows bring in natural light. Includes in-suite storage, a full-sized locker on the same level, and one parking stall just steps from the unit, with ample visitor parking. Amenities include an outdoor pool, sauna, and cabana. Just two blocks from Steveston Hwy and No. 1 Road, and steps to the West Dyke Trail with direct access to Steveston Village. One dog and one cat are allowed. Photo Link is available upon request.



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Active
R2935101
Board: V
Apartment/Condo

720 8800 HAZELBRIDGE WAY

Richmond
West Cambie
V6X 0S3

Residential Attached

\$619,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$711,900
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 1	Age: 5
Frontage(metres):	Full Baths: 1	Zoning: ZHR10
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,842.32
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 030-950-139	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit, Upper Unit**
Construction: **Concrete Frame**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **: "AS IS WHERE IS"**
Floor Finish:

Legal: **STRATA LOT 101, BLOCK 5N, PLAN EPS6023, SECTION 28, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, 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, Pool; Indoor, Recreation Center, Sauna/Steam Room, Concierge**

Site Influences:
Features:

Finished Floor (Main): 614	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure: South	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Rancho	Mgmt. Co's #: 604-331-4285	
Finished Floor (Below): 0	Maint Fee: \$430.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Recreation Facility, Sewer, Snow removal, Water		
Finished Floor (Total): 614 sq. ft.			
Unfinished Floor: 0			
Grand Total: 614 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
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: 5			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12' x 9'5"	1	Main	4	No
Main	Kitchen	10' x 9'5"	2			
Main	Primary Bedroom	9'10 x 9'1"	3			
Main	Den	8' x 7'6"	4			
Main	Foyer	8'2 x 4'1"	5			
			6			
			7			
			8			

Listing Broker(s): **Amex - Fraseridge Realty**

South-facing 1 bedroom & den in a great condition, this home highlights a functional and roomy layout with no wasted space. Home has air-conditioning. The Diamond Club boasts over 20,000sqft of indoor amenities featuring a swimming pool, fitness gym, games room, bowling alley, basketball & badminton court, and more. Central location with an abundance of nearby shops and restaurants including T&T, Aberdeen Mall, Foody World, Union Square & Yaohan Centre.



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Active
R3014263

Board: V
Apartment/Condo

1307 8180 GRANVILLE AVENUE

Richmond
Brighthouse South
V6Y 4G1

Residential Attached

\$649,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$649,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1999
Frontage(feet): 0.00	Bathrooms: 2	Age: 26
Frontage(metres): 0.00	Full Baths: 2	Zoning: APT
Depth / Size (ft.): 0.0	Half Baths: 0	Gross Taxes: \$2,076.80
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 024-376-833	Tax Inc. Utilities?: No
View: Yes :Gorgeous City View		Tour:
Complex / Subdiv: THE DUCHESS		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Other**
Construction: **Concrete**
Exterior: **Concrete, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 86, BLOCK 4N, PLAN LMS3798, SECTION 16, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Exercise Centre**

Site Influences:
Features:

Finished Floor (Main): **945**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **945 sq. ft.**
Unfinished Floor: **0**
Grand Total: **945 sq. ft.**

Units in Development:
Exposure: **South**
Mgmt. Co's Name: **The Wynford Group**
Maint Fee: **\$436.00**
Maint Fee Includes:

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-261-0285**
Council/Park Apprv?:

Locker:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **1**
of Rooms: **5**

Bylaws Restrictions: **Rentals Allowed**
Restricted Age:
or % of Rentals Allowed: **10**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17' x 14'			x	1	Main	3	No
Main	Dining Room	10' x 10'			x	2	Main	3	Yes
Main	Kitchen	9' x 8'			x	3			
Main	Primary Bedroom	18' x 10'6			x	4			
Main	Bedroom	14' x 9'			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Amex - Fraseridge Realty**

The Duchess, spacious 2 bdrm and 2 full bathrm in Prime location, bright South facing unit with gorgeous view, 2 balconies off each bdrm. Central Location provides easy access to all the amenities! Measure approx. Buyer to verify. Features: secure parking, EV parking, fitness center, rooftop terrace.



Presented by:
Doc Livingston PREC*

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Active
R2963746
Board: V
Apartment/Condo

322 9371 HEMLOCK DRIVE

Richmond
McLennan North
V6Y 4K6

Residential Attached

\$690,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$749,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2009
Frontage(feet):	Bathrooms: 2	Age: 16
Frontage(metres):	Full Baths: 2	Zoning: ZLR10
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,307.90
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 027-786-111	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass, Metal**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Other**
Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 189 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN BCS3091 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, Exercise Centre, Pool; Indoor**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 876	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$550.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Management, Recreation Facility		
Finished Floor (Total): 876 sq. ft.			
Unfinished Floor: 0			
Grand Total: 876 sq. ft.	Bylaws Restrictions: No Restrictions		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
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: 10			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	9'5 x 14'5	Main	Laundry	4'8 x 4'5	1	Main	5	Yes
Main	Dining Room	9'8 x 9'1	Main	Foyer	3'3 x 4'1	2	Main	4	No
Main	Kitchen	11'3 x 10'4			x	3			No
Main	Primary Bedroom	10'3 x 9'5			x	4			No
Main	Walk-In Closet	5'3 x 7'9			x	5			No
Main	Patio	5'8 x 9'9			x	6			No
Main	Bedroom	11'2 x 8'4			x	7			No
Main	Patio	8'7 x 7'6			x	8			No

Listing Broker(s): **eXp Realty of Canada, Inc.**

Stop the Car! Best deal on the market! This is your New Home/Investment opportunity. Mandalay is a concrete low-rise and this home has lots of room with 2 Bedrooms, 2 Bathrooms & 2 Balconies! Open concept Living - Dining - Kitchen await your decorating ideas. Amazing amenities include a clubhouse that is over 6500 square feet! Included; an indoor pool and hot tub, steam room, fully equipped gym and a tremendous party room that includes a pool table, foosball, multiple sitting areas and BBQ on the patio. Close to Richmond Center mall and lots of great restaurants, shopping and entertainment all nearby. Call today to schedule your private showing, this one will not last!



Presented by:
Doc Livingston PREC*

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Active
R3024057
Board: V
Apartment/Condo

1606 7500 GRANVILLE AVENUE

Richmond
Brighthouse South
V6Y 3Y6

Residential Attached

\$699,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$749,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1992
Frontage(feet):	Bathrooms: 2	Age: 33
Frontage(metres):	Full Baths: 2	Zoning: RCL 1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,366.20
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 018-013-376	Tax Inc. Utilities?:
View: Yes : Mountain		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Other**
Exterior: **Other**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **STRATA LOT 102, BLOCK 4N, PLAN LMS656, SECTION 17, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House**

Site Influences:
Features:

Finished Floor (Main): **1,377**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,377 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,377 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **1**
of Rooms: **5**

Units in Development:
Exposure:
Mgmt. Co's Name: **First Service**
Maint Fee: **\$766.36**
Maint Fee Includes: **Gardening, Recreation Facility**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **855-683-8900**
Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14' x 20'			x	1	Main	3	No
Main	Dining Room	11' x 7'			x	2	Main	3	Yes
Main	Kitchen	8' x 12'			x	3			
Main	Primary Bedroom	14' x 17'			x	4			
Main	Bedroom	12' x 12'			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Imperial Grand, huge 2 bedroom, 2 baths suite, Kitchen with eating area, gas fireplace in living room, Granite counter tops, North east facing with Mountain view, 2 balconies, corner suite, renovated clubhouse, walking distance to skytrain. Easy to show.



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Active
R2948451
Board: V
Apartment/Condo

233 7451 MOFFATT ROAD

Richmond
Brighthouse South
V6Y 3W3

Residential Attached

\$724,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$785,400
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1987
Frontage(feet):	Bathrooms: 2	Age: 38
Frontage(metres):	Full Baths: 2	Zoning: RAM1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,143.69
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 013-914-545	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: COLONY BAY		
First Nation		
Services Connctd: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt, Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage Underbuilding, Garage, Underground, Visitor Parking**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **STRATA LOT 143, BLOCK 4N, PLAN NWS2676, SECTION 17, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): **1,081**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,081 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,081 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1** # of Levels: **1**
of Rooms: **5**

Units in Development:
Exposure:
Mgmt. Co's Name: **DWELL MANAGEMENT**
Maint Fee: **\$435.28**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water**

Tot Units in Strata:
Storeys in Building: **3** Locker: **Yes**
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?:

Bylaws Restrictions: **Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'4 x 12'11			x	1	Main	4	No
Main	Kitchen	12'4 x 9'3			x	2	Main	3	No
Main	Dining Room	10'11 x 7'4			x	3			
Main	Primary Bedroom	15'4 x 11'3			x	4			
Main	Bedroom	12'3 x 11'11			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Westside**

Start your next chapter in this beautifully renovated home that will check all your boxes. Featuring a thoughtful layout with a foyer, a large kitchen with stylish modern updates, an open-concept living room and dining room with a cozy gas fireplace, and spacious bedrooms down the hall for maximum privacy. Enjoy a private covered balcony overlooking serene greenspace to relax and unwind year-round. Experience comfort and convenience with this super central location, which offers easy access to restaurants, shops, transit, schools, and parks. Schedule your viewing today!



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Active
R3028255

Board: V
Apartment/Condo

1501 8871 LANSDOWNE ROAD

Richmond
Brighthouse
V6X 3X8

Residential Attached

\$780,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$780,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1995
Frontage(feet):	Bathrooms: 2	Age: 30
Frontage(metres):	Full Baths: 2	Zoning: RCL1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,426.48
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 019-119-666	Tax Inc. Utilities?:
View: Yes : Unobstructed city & mountain		Tour: Virtual Tour URL
Complex / Subdiv: Centre Pointe		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete, Concrete Frame**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s), Patio(s) & Deck(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 380, BLOCK 4N, PLAN NWS3459, SECTION 4, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center, Sauna/Steam Room**

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

Finished Floor (Main): 1,184	Units in Development: 391	Tot Units in Strata: 391	Locker: Yes
Finished Floor (Above): 0	Exposure: North, West	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dorset Realty	Mgmt. Co's #: 604-270-1711	
Finished Floor (Below): 0	Maint Fee: \$378.58	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 1,184 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,184 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: No
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: 7			
Floor	Type	Dimensions	Bath
Main	Living Room	14'9 x 14'2	1
Main	Dining Room	12'7 x 11'9	2
Main	Kitchen	10'4 x 8'8	3
Main	Primary Bedroom	13' x 11'6	4
Main	Bedroom	11'1 x 9'2	5
Main	Den	11'1 x 9'2	6
Main	Foyer	8'1 x 4'5	7
			8

Listing Broker(s): **RE/MAX Austin Kay Realty**

Spectacular North Shore mountain & city views from this large 1,184 SF SUB-PENTHOUSE with 2 bed-rooms, huge den / 3rd room and 2 SxS parking spots at the very popular Centerpointe hi-rise develop-ment! Located on the 15th floor, this NE CORNER home also features floor-to-ceiling windows with 2 large balconies to enjoy the views and additional outdoor space. Features super spacious rooms throughout, laminate floors, ensuite laundry, 2 full bathrooms and 1 locker. Amenities include an out-door swimming pool, sauna, gym, ping-pong & billiards. Unbeatable location that's just steps to Kwantlen (KPU), Canada Line, buses, Lansdowne Mall, T&T, Walmart & all the stores / dining located at The Central at Garden City shops.



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Active
R3011266

Board: V
Townhouse

8 10000 FISHER GATE

Richmond
West Cambie
V6X 3W8

Residential Attached

\$1,224,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,328,800
Meas. Type:	Bedrooms: 4	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 3	Age: 31
Frontage(metres):	Full Baths: 3	Zoning: RTL-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,223.54
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 018-996-183	Tax Inc. Utilities?: No
View: No		Tour: Virtual Tour URL
Complex / Subdiv: Alderbridge Estates		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit: **Outside** Dist. to School Bus: **1 Kilometer**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: Foreclosure**
Fixtures Rmvd: **: Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 110, BLOCK 5N, PLAN LMS1010, SECTION 35, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **None**

Site Influences: **Central Location, Paved Road, Private Setting, Private Yard**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **915**
Finished Floor (Above): **1,042**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,957 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,957 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 2**
of Kitchens: **1** # of Rooms: **14**

Units in Development: **119**
Exposure: **South**
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$546.52**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management**

Tot Units in Strata: **119** Locker: **No**
Storeys in Building: **2**
Mgmt. Co's #: **604-683-8900**
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	10'5" x 5'3"	Above	Other	8'6" x 9'	1	Main	4	No
Main	Living Room	16' x 12'	Above	Walk-In Closet	9' x 6'2"	2	Above	5	Yes
Main	Kitchen	11'4" x 9'2"	Above	Other	8'9" x 5'	3	Above	4	No
Main	Dining Room	12' x 9'2"	Above	Bedroom	18'6" x 11'2"	4			
Main	Family Room	14'10" x 11'7"	Above	Bedroom	10'2" x 9'7"	5			
Main	Office	5' x 4'11"	Above	Bedroom	12' x 9'10"	6			
Main	Laundry	9' x 5'10"			x	7			
Above	Primary Bedroom	15' x 11'5"			x	8			

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

This Court-Ordered Foreclosure Sale is your chance to own a standout home in Alderbridge Estates—one of Richmond's most desirable family neighborhoods. With nearly 2,000 sq ft of living space, this 4-bedroom townhome feels more like a detached house. The only shared wall is at the double side-by-side garage, offering added privacy and quiet. Inside, the layout is bright and spacious, with a fenced backyard right off the kitchen and dining area—perfect for outdoor entertaining or a safe play area for kids. Upstairs features four well-sized bedrooms, a large laundry and storage room, and ample closet space throughout. Just minutes from Tomsett Elementary, parks, shopping, and everyday amenities. Homes like this rarely hit the market—don't miss your opportunity. Thank you, Luke



Presented by:
Doc Livingston PREC*

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Active
R3018728

Board: V
Townhouse

55 5380 SMITH DRIVE

Richmond
Hamilton RI
V6V 2K8

Residential Attached

\$1,298,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,350,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 1989
Frontage(feet):	Bathrooms: 4	Age: 36
Frontage(metres):	Full Baths: 3	Zoning: RTL1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,077.18
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 014-760-720	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year: **9999**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: OWNER HAS THE RIGHT TO REMOVE APPLIANCES**
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 55, BLOCK 4N, PLAN NWS3069, SECTION 1, RANGE 4W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Sprinkler - Fire**

Finished Floor (Main): **2,886**
Finished Floor (Above): **752**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,638 sq. ft.**
Unfinished Floor: **0**
Grand Total: **3,638 sq. ft.**

Suite: **Unauthorized Suite**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **13**

Units in Development:
Exposure: **Southeast**
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$820.00**
Maint Fee Includes: **Management, Sewer, Water**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets:

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19' x 18'	Main	Mud Room	26' x 5'	1	Main	6	Yes
Main	Dining Room	16' x 13'	Main	Foyer	20' x 10'	2	Main	3	No
Main	Kitchen	14' x 14'	Abv Main 2	Bedroom	14' x 15'	3	Above	4	Yes
Main	Eating Area	14' x 10'	Abv Main 2	Primary Bedroom	12' x 13'	4	Main	2	No
Main	Family Room	21' x 15'	Abv Main 2	Den	21' x 11'	5			
Main	Primary Bedroom	18' x 15'			x	6			
Main	Walk-In Closet	14' x 6'4"			x	7			
Main	Bedroom	12' x 12'			x	8			

Listing Broker(s): **TRG The Residential Group Downtown Realty**

Welcome to this impressive custom-built detached townhouse nestled in the vibrant Hamilton area. This custom-built 4 bdrm home offers a spacious 3700 sf layout featuring spacious rooms w/generous proportions & 3.5 well-appointed bathrooms that create an inviting atmosphere, while partial mountain and park views provide a serene backdrop to daily life. Enter the living area where marble fireplace creates a cozy ambiance, ideal for relaxation. The property boasts 2 expansive yards, providing ample space for gardening, outdoor entertainment, or just soaking up the sun. A standout feature is the versatile in-law suite, perfect for extended family or rental potential. Located just a short walk from Hamilton Elementary, the location is excellent for families desiring both comfort & convenience.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
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doc@homehuntersbc.com



Active
R3015583

Board: V
Townhouse

72 5531 CORNWALL DRIVE

Richmond
Terra Nova
V7C 5N7

Residential Attached

\$1,370,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,400,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1992
Frontage(feet):	Bathrooms: 4	Age: 33
Frontage(metres):	Full Baths: 3	Zoning: R-2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,980.67
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 017-818-061	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: Quilchena Green		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Side**
Parking: **Add. Parking Avail., Garage; Double, Visitor Parking**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 37, BLOCK 4N, PLAN LMS423, SECTION 3, RANGE 7W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House**

Site Influences:
Features:

Finished Floor (Main): **1,545**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **825**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,370 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,370 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **2**
of Kitchens: **1** # of Rooms: **12**

Units in Development: **91**
Exposure:
Mgmt. Co's Name: **Colvan Pacific**
Maint Fee: **\$708.83**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **91** Locker:
Storeys in Building: **2**
Mgmt. Co's #: **604-683-8399**
Council/Park Apprv?:

Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: **55+** # of Pets: **1** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'11 x 17'2	Above	Primary Bedroom	13'5 x 14'10	1	Main	5	Yes
Main	Living Room	12'3 x 17'8	Above	Walk-In Closet	7'2 x 5'5	2	Main	2	No
Main	Dining Room	11'3 x 17'7	Above	Bedroom	13'2 x 15'3	3	Above	4	Yes
Main	Kitchen	9'5 x 12'5	Above	Walk-In Closet	8'5 x 5'5	4	Above	4	Yes
Main	Family Room	16'9 x 13'11			x	5			
Main	Laundry	7'5 x 5'11			x	6			
Main	Primary Bedroom	14'7 x 15'2			x	7			
Main	Walk-In Closet	7'11 x 6'1			x	8			

Listing Broker(s): **Oakwyn Realty Encore**

Court Ordered Sale - Welcome to Quilchena Green – a highly sought-after, 55 + gated townhouse community. This potentially beautiful townhome offers the perfect blend of comfort and convenience with two spacious primary suites, one conveniently located on the main floor. The inviting living room boasts vaulted ceilings with stunning accent beams, creating an airy and bright atmosphere, while a cozy fireplace adds warmth and charm. The foyer entry also features vaulted ceilings, enhancing the open, spacious feel of the home. Highlights include a private driveway offering parking for two vehicles, ensuring ample space for residents and guests alike. Don't miss out on this exceptional opportunity to own in Quilchena Green. All showings need to be accompanied with your Realtor. Thank you.



Presented by:
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Active
R3030946

Board: V
Townhouse

104 10388 NO. 2 ROAD

Richmond
Woodwards
V7E 0B9

Residential Attached

\$1,599,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,599,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2016
Frontage(feet):	Bathrooms: 5	Age: 9
Frontage(metres):	Full Baths: 4	Zoning: RES
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,100.00
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-161-771	Tax Inc. Utilities?:
View: No		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed, Tile**

Legal: **STRATA LOT 105, BLOCK 4N, PLAN EPS3645, SECTION 31, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, In Suite Laundry**

Site Influences: **Private Setting, Private Yard, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Finished Floor (Main): **819**
Finished Floor (Above): **828**
Finished Floor (AbvMain2): **318**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,965 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,965 sq. ft.**

Units in Development: **133**
Exposure: **South**
Mgmt. Co's Name:
Maint Fee: **\$500.00**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite:
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **3**
of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	19'3 x 12'0
Main	Kitchen	14'4 x 14'11
Main	Dining Room	15'3 x 10'0
Main	Pantry	4'6 x 4'1
Above	Bedroom	9'6 x 9'0
Above	Bedroom	9'4 x 9'0
Above	Primary Bedroom	11'6 x 11'11
Below	Bedroom	11'11 x 10'0

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	3	Yes
3	Above	3	Yes
4	Above	4	Yes
5	Below	3	Yes
6			
7			
8			

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

Kingsley Estates by Polygon offers a sought-after address that embraces stunning natural beauty alongside a 15 acre green park. This 3 level townhome is impeccably designed with close to 2,000 sqft living space. Open concept floorplan makes the living room level feel large and open. 10-ft ceilings, large windows, north/south facing, with south facing living room and master bedroom. 3 generous size bedrooms on the upper level, and 4th bedroom on the ground level. All bedrooms are with ensuite bathrooms! A 2,000 sq-ft clubhouse at the heart of the community offers a private retreat for social gatherings, exercising, relaxing and more. Top school catchment with McKinny Elementary & Steveston London Secondary. Minutes walk to park, schools, short drive to airport, shopping, city center.