



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
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Active
R3096342
Board: V
Apartment/Condo

312 6420 BUSWELL STREET

Richmond
Brighthouse
V6Y 2E9

Residential Attached
\$195,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$195,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1974
Frontage(feet):	Bathrooms: 1	Age: 52
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.: 800-180-923	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**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **800 sq. ft.**
Unfinished Floor: **0**
Grand Total: **800 sq. ft.**

Units in Development: **51** Tot Units in Strata: Locker: **Yes**
Exposure: Storeys in Building: **3**
Mgmt. Co's Name: **WESTPARK INVESTMENTS LTD.** Mgmt. Co's #: **604-681-2727**
Maint Fee: **\$646.35** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Snow removal, Taxes, Water**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **4**

Bylaws Restrictions: **Pets Not Allowed, Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: Cats: Dogs:
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	Living Room	17' x 12'6"			x	1	Main	4	No
Main	Dining Room	12'6" x 8'			x	2			
Main	Kitchen	9' x 8'			x	3			
Main	Bedroom	17' x 9'10"			x	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
R3072336
Board: V
Apartment/Condo

307 8600 JONES ROAD
Richmond
Brighthouse South
V6Y 1L8

Residential Attached
\$404,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$414,900
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 1	Age: 33
Frontage(metres):	Full Baths: 1	Zoning:
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,402.04
Sq. Footage: 0.00	P.I.D.: 018-322-719	For Tax Year: 2025
Flood Plain:	View: No	Tax Inc. Utilities?: No
Complex / Subdiv:	Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water	Tour:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, 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:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **PL LMS500 LT 262 BLK 4N LD 36 SEC 16 RNG 6W 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; Indoor**

Site Influences:
Features:

Finished Floor (Main):	648
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	648 sq. ft.
Unfinished Floor:	0
Grand Total:	648 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name: **FIRST SERVICE**
Mgmt. Co's #: **604-683-8900**
Maint Fee: **\$250.09**
Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Bylaws Restrictions: **Pets Not Allowed**

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

Restricted Age:
or % of Rentals Allowed: **100%**
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	11'3 x 11'			x	1	Main	4	No
Main	Kitchen	11' x 7'6			x	2			
Main	Dining Room	11'3 x 8'6			x	3			
Main	Primary Bedroom	12' x 9'			x	4			
Main	Walk-In Closet	5' x 5'			x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Nationwide Realty Corp.**

Sunnyvale Garden. Spacious and functional living room, dining room. Kitchen with lots of cabinets and storage. Master bedroom is very roomy, large walk-in closet. Amenities include indoor pool, Jacuzzi, recreation centre. Very low maintenance fee. Catchment School: General Currie Elementary & Palmer Secondary.



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Active
R3075057
Board: V
Apartment/Condo

617 9171 FERNDALE ROAD

Richmond
McLennan North
V6Y 0A5

Residential Attached
\$460,000 (LP)
(SP)



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$475,000**
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **2008**
Frontage(feet): _____ Bathrooms: **1** Age: **18**
Frontage(metres): _____ Full Baths: **1** Zoning: **ZHR2**
Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$1,651.16**
Sq. Footage: **0.00** P.I.D.: **027-685-853** For Tax Year: **2025**
Flood Plain: _____ View: **: Neighbourhood** Tax Inc. Utilities?: _____
Complex / Subdiv: **FULLERTON** Tour: _____
First Nation _____
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations: _____
of Fireplaces: **R.I.** Fireplaces: _____
Fireplace Fuel: _____
Fuel/Heating: **Baseboard, 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: **Side**
Parking: **Garage Underbuilding**
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 50, BLOCK 4N, PLAN BCS3157, SECTION 10, 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: **Exercise Centre, In Suite Laundry, Playground, Wheelchair Access**

Site Influences:
Features: **Sprinkler - Fire**

Finished Floor (Main): **630**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **630 sq. ft.**
Unfinished Floor: **0**
Grand Total: **630 sq. ft.**

Units in Development: **148**
Exposure: **South**
Mgmt. Co's Name: **FirstService Residential**
Maint Fee: **\$332.32**
Maint Fee Includes: **Caretaker, Management**

Tot Units in Strata: **148** Locker: _____
Storeys in Building: **12**
Mgmt. Co's #: **604-683-8900**
Council/Park Apprv?: _____

Suite: _____
Basement: **None**
Crawl/Bsmt. Ht: _____ # of Levels: **1**
of Kitchens: **1** # of Rooms: **4**

Bylaws Restrictions: **Rentals Allowed**
Restricted Age: _____ # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: _____
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **minimum of 30 days. NO AirBNB**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Primary Bedroom	9'3 x 11'9			x	1	Main	4	Yes
Main	Living Room	18'6 x 10'8			x	2			
Main	Kitchen	8' x 9'			x	3			
Main	Den	8' x 5'			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Macdonald Realty**

This Concord Pacific built home has a rare balance of value and functionality, with a den that will support a home office, or a guest bed, some in suite storage, a comfortable Primary bedroom, with adjoining bathroom. The balcony offers a view over the neighbourhood, with ample room for a BBQ and summer entertaining. Call now to schedule your private showing!



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Active
R3060979
Board: V
Apartment/Condo

317 3300 KETCHESON ROAD

Richmond
West Cambie
V6X 0S5

Residential Attached

\$605,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$750,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 2	Age: 7
Frontage(metres):	Full Baths: 2	Zoning: ZHR10
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,430.43
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 030-952-671	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel: **None**
Fuel/Heating: **Forced Air**
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** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Other, Tile**

Legal: **STRATA LOT 18, BLOCK 5N, PLAN EPS6022, SECTION 27, 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, In Suite Laundry, Recreation Center**

Site Influences:
Features:

Finished Floor (Main): **795**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **795 sq. ft.**
Unfinished Floor: **0**
Grand Total: **795 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Rancho Management**
Maint Fee: **\$546.82**
Maint Fee Includes: **Gardening, Management, Recreation Facility**
Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-684-4508**
Council/Park Apprv?:

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets:
or % of Rentals Allowed: **100** Cats: Dogs:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

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

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

Court order sale, Concord Gardens. 2 bedrooms, 2 baths, laminate flooring, air conditioning, quartz countertops. Access to Diamond Club, indoor pool, hot tub, gym. Minutes to YVR. Easy to show call today to view



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Active
R3093481
Board: V
Apartment/Condo

1005 6811 PEARSON WAY
Richmond
Brighthouse
V7C 0E7

Residential Attached
\$739,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$739,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2023
Frontage(feet):	Bathrooms: 1	Age: 3
Frontage(metres):	Full Baths: 1	Zoning: ZMU4
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,634.83
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-921-426	Tax Inc. Utilities?:
View: Yes : RIVER, VANCOUVER, MOUNTAINS	Tour:	
Complex / Subdiv: Hollybridge at River Green		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Legal: **STRATA LOT 264, BLOCK 4N, PLAN EPS9187, SECTION 5, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, & SEC 6 & SEC 31 B5N; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Concierge**

Site Influences: **Central Location, Waterfront Property**
Features:

Finished Floor (Main): 614	Units in Development:	Tot Units in Strata: 459	Locker: Yes
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: \$521.57	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 614 sq. ft.			
Unfinished Floor: 0			
Grand Total: 614 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: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'1 x 6'1			x	1	Main	4	No
Main	Dining Room	14' x 9'10			x	2			
Main	Living Room	9'10 x 10'1			x	3			
Main	Primary Bedroom	9'0 x 11'			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Macdonald Realty** **Macdonald Realty**

Elevated waterfront living awaits at Hollybridge River Green, ASPAC's signature luxury development in Richmond. This beautifully appointed 1-bedroom home offers a smart, open-concept layout with 9-foot ceilings, central air-cooling and heating, and sophisticated modern finishes. Ample storage throughout suite, large bedroom, and spa-like bathroom. Huge covered balcony with views of the river and beyond to Vancouver. Enjoy five-star amenities including concierge service, indoor pool, state-of-the-art fitness facility, sauna, and stylish resident lounges. Located just steps from the riverfront dyke trail, dining, shopping, and the Olympic Oval. 1 parking stall and 1 storage locker. ALL OFFERS SUBJECT TO APPROVAL OF THE SUPREME COURT OF B.C



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Active
R3041299

Board: V
Townhouse

8 10000 FISHER GATE

Richmond
West Cambie
V6X 3W8

Residential Attached

\$1,048,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,174,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 3	Age: 32
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.

Units in Development: **119** Tot Units in Strata: **119** Locker: **No**
Exposure: **South** Storeys in Building: **2**
Mgmt. Co's Name: **First Service Residential** Mgmt. Co's #: **604-683-8900**
Maint Fee: **\$546.52** Council/Park Apprv?: **No**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management**

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**
Restricted Age: # of Pets: 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	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



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Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3076535
Board: V
Townhouse

72 5531 CORNWALL DRIVE
Richmond
Terra Nova
V7C 5N7

Residential Attached
\$1,320,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,320,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1992
Frontage(feet):	Bathrooms: 4	Age: 34
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.**

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?:

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

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:
Doc Livingston PREC*

eXp Realty
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doc@homehuntersbc.com



Active
R3039644
Board: V
Apartment/Condo

1802 5811 NO. 3 ROAD
Richmond
Brighthouse
V6X 4L7

Residential Attached
\$1,900,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$2,199,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 4	Age: 19
Frontage(metres):	Full Baths: 3	Zoning: CDT1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$6,871.97
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 027-010-929	Tax Inc. Utilities?:
View: Yes : Mountain and City Views		Tour:
Complex / Subdiv: ACQUA		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Penthouse**
Construction: **Concrete Frame**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

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

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

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

Legal: **STRATA LOT 179, BLOCK 4N, PLAN BCS2252, SECTION 5, 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: **Elevator, Garden, Recreation Center, Sauna/Steam Room, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **1,848**
Finished Floor (Above): **736**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,584 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,584 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$1,239.76**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Water**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-684-6291**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **2**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **more than 90 days**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	23'8" x 13'8"			x	1	Main	5	Yes
Main	Kitchen	10' x 9'			x	2	Main	4	Yes
Main	Dining Room	15' x 12'			x	3	Above	3	Yes
Main	Primary Bedroom	15' x 12'			x	4	Above	2	No
Main	Family Room	12' x 10'			x	5			
Main	Den	9' x 8'			x	6			
Above	Primary Bedroom	15' x 15'			x	7			
Above	Bedroom	12' x 12'			x	8			

Listing Broker(s): **Royal Pacific Riverside Realty Ltd.**

Acqua - Experience luxury living in this two-level Penthouse at the iconic Bosa-built Landmark building in Richmond. Spanning 2,493 sq ft, this rare gem offers breathtaking 180° panoramic views of the water and North Shore mountains, facing North, East, and West. Featuring 3 spacious bedrooms—all with ensuite baths—a large den, 3.5 bathrooms, a family room, and two-sided fireplace. Enjoy over 500 sq ft of private patio space. First-class amenities include pool, hot tub, steam room, gym, clubhouse, media room, and concierge. Comes with 2 side-by-side parking stalls and a storage locker. Prime location: steps to Richmond Centre, Canada Line, Price Smart, and Kwantlen University. It is a one of a kind layout that is hard to see elsewhere.