



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

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**Active**  
**R2739414**

Board: V  
Apartment/Condo

## 202 7280 LINDSAY ROAD

Richmond  
Granville  
V7C 3M6

Residential Attached

**\$189,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$189,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>1974</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>49</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RAL1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>0.00</b>		For Tax Year:
Flood Plain:	P.I.D.: <b>800-158-272</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv: <b>SUSSEX SQUARE</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Slab**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: **1/2 BLOCK** Dist. to School Bus: **1 BLOCK**  
Title to Land: **Leasehold prepaid-NonStrata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **008-290-989 THIS IS A LEASEHOLD PROPERTY. SUITE 202 LOCATED IN THE APARTMENT BUILDING 'C', 7280 LINDSAY ROAD, RICHMOND BC AS SHOWN IN THE EXPLANATORY PLAN FILED IN THE NEW WESTMINSTER LAND TITLE OFFICE UNDER NUMBER 68601 ON THE LAND OF THE CITY OF RICHMOND, BRITISH COLUMBIA, LOT 247 SECTION 13 BLOCK 4 NORTH RANGE 7 NEW WESTMINSTER DISTRICT PLAN 41492**

Amenities: **Shared Laundry**

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

Finished Floor (Main): **634**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **634 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **634 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.: **# of Levels: 1**  
# of Kitchens: **1** **# of Rooms: 6**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Westsea Construction Ltd.**  
Maint Fee: **\$450.56**  
Maint Fee Includes: **Caretaker, Gardening, Hot Water, Management, Taxes**

Tot Units in Strata: **3** Locker: **No**  
Storeys in Building: **3**  
Mgmt. Co's #: **604-681-2727**  
Council/Park Apprv?:

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

# of Pets: **Cats: No Dogs: No**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7' x 4'			x	1	Main	4	No
Main	Dining Room	7' x 7'			x	2			
Main	Kitchen	8' x 7'			x	3			
Main	Living Room	13' x 13'			x	4			
Main	Bedroom	11' x 9'			x	5			
Main	Storage	7' x 5'			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Sutton Group Seafair Realty**

**Affordable West Richmond accommodation at an entry level price point. Ideal investment as rentals are not restricted. Building has recently undergone an envelope remediation and is situated in an upscale single family neighborhood near schools and transit. Close to the Railway Avenue trail, Thompson Community Centre & Burnett High School. Maintenance fee includes heat, hot water, management & property taxes.**