



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
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Active
R2450817

Board: V
Apartment/Condo

327 8460 ACKROYD ROAD

Richmond
Brighthouse
V6X 3E9

Residential Attached

\$324,500 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: :
Complex / Subdiv:
Services Connected:
Sewer Type:

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$330.16**

Original Price: **\$324,500**
Approx. Year Built: **1982**
Age: **38**
Zoning: **RAM1**
Gross Taxes: **\$900.75**
For Tax Year: **2019**
Tax Inc. Utilities?: **No**
P.I.D.: **002-072-785**
Tour:

Style of Home: **Upper Unit**
Construction: **Concrete Block, Frame - Wood**
Exterior: **Stone, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Locker:
Dist. to Public Transit:
Units in Development: **89**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water**
Legal: **STRATA LOT 86, BLOCK 4N, PLAN NWS1892, 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, In Suite Laundry, Pool; Outdoor**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 9'			x			x
Main	Dining Room	11' x 8'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Bedroom	16' x 9'			x			x
Main	Foyer	8' x 5'			x			x
Main	Storage	7' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 658	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): 0	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	4				Pool:
Finished Floor (Total): 658 sq. ft.	# or % of Rentals Allowed:			5				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			6				Grg Dr Ht:
Unfinished Floor: 0				7				
Grand Total: 658 sq. ft.	Basement: None			8				

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

Central location in center of Richmond. Top level one bedroom unit with in-suite laundry, one secure parking stall. Walking distance to shopping, restaurants, schools and Canada Line. Rental allowed. Perfect for investor or first time home buyer.



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KW ELITE REALTY
KELLERWILLIAMS.

Active
R2466475
Board: V
Apartment/Condo

206 8580 GENERAL CURRIE ROAD

Richmond
Brighthouse South
V6Y 3V5

Residential Attached

\$345,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$350,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1991
Depth / Size (ft.):	Bedrooms: 1	Age: 29
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RAM1
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,127.53
Council Apprv?: No	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$283.97	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 017-526-914
Mgmt. Co's Name: FIRST SERVICE		Tour:
Mgmt. Co's Phone: 604-683-8900		
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal		

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground		Locker: Y
Exterior: Stucco	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Concrete Perimeter	Units in Development:		Total Units in Strata:
Rain Screen:	Title to Land: Freehold Strata		
Renovations:	Property Disc.: No		
Water Supply: City/Municipal	Fixtures Leased: No :		
Fireplace Fuel: Gas - Natural	Fixtures Rmvd: No :		
Fuel/Heating: Electric	Floor Finish:		
Outdoor Area: Sundeck(s)			
Type of Roof: Other			
Reno. Year:			
R.I. Plumbing:			
Metered Water:			
R.I. Fireplaces:			
# of Fireplaces: 1			

Maint Fee Inc: **Gardening, Management**
Legal: **STRATA LOT 182, BLOCK 4N, PLAN NWS3119, 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: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'6"			x			x
Main	Dining Room	12' x 10'			x			x
Main	Kitchen	13' x 9'6"			x			x
Main	Master Bedroom	13' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 792	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 792 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Age Restrictions			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 792 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court Order Sale. Bright and clean 1 bdrm corner suite in sought after 'Queen's Gate'. North and East exposures with one of the largest floor plans at 792 sq ft, this suite will accommodate house sized furniture and and comes with an insuite storage room as well as a storage locker. Huge kitchen area with loads of cupboards and counter space, 9' ceilings and a cozy gas fireplace. Bamboo flooring in living room and bedroom in 2016, ceramic flooring in kitchen 2016, granite flooring in hallway and entry closet in 2016. All this in a rainscreened building, buy with confidence!