



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
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Active
R2426622
Board: V
Apartment/Condo

116 8391 BENNETT ROAD

Richmond
Brighthouse South
V6Y 1N4

Residential Attached

\$269,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$299,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1979
Depth / Size (ft.):	Bedrooms: 1	Age: 41
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RES
Flood Plain:	Full Baths: 1	Gross Taxes: \$867.05
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure: South	Maint. Fee: \$287.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 001-772-325
Mgmt. Co's Name: DORSET REALTY		Tour:
Mgmt. Co's Phone: 604-270-1711		
View: :		
Complex / Subdiv:		
Services Connected: Electricity, Water		
Sewer Type: City/Municipal		

Style of Home: 1 Storey, Corner Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage Underbuilding		
Exterior: Vinyl, Wood			Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: 48	Total Units in Strata:
Renovations:		Title to Land: Freehold Strata	
Water Supply: None	Metered Water:	Property Disc.: No	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 0	Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish:	
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Management**
Legal: **STRATA LOT 2, BLOCK 4N, PLAN NWS1354, 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: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	15'5 x 10'			x			x
Main	Living Room	15'3 x 12'			x			x
Main	Kitchen	8' x 7'7			x			x
Main	Dining Room	8' x 6'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 602	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 3	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): 602 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: 602 sq. ft.	Basement: None			8				

Listing Broker(s): **LeHomes Realty Premier**

Spacious one bedroom facing SOUTH in very well managed building in the heart of Richmond. First floor unit but not on ground level...great security 1 floor above parking. Maintenance fee include hot water, garbage pick up, mgmt. and gardening. Walking distance to Canada Line, Richmond Centre, Library, Gen Currie Elem, Palmer & Richmond High. Rental/Pets allowed. Great opportunities for first time buyer or investor. This is a freehold property. Come to view this lovely unit.



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Active
R2427552
 Board: V
 Apartment/Condo

101 8231 GRANVILLE AVENUE

Richmond
 Brighthouse
 V6Y 3A4

Residential Attached

\$294,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$309,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1979
Depth / Size (ft.):	Bedrooms: 1	Age: 41
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: MED
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,007.00
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$192.70	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 002-300-028
Mgmt. Co's Name: COLYVAN PACIFIC		Tour:
Mgmt. Co's Phone: 604-599-1650		
View: :		
Complex / Subdiv:		
Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:		

Style of Home: 1 Storey	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Other		
Exterior: Other			Locker:
Foundation: Other	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: None	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 0	Fixtures Rmvd: :	
Outdoor Area: Patio(s)		Floor Finish: Wall/Wall/Mixed	
Type of Roof: Other			

Maint Fee Inc: **Gardening, Management**
 Legal: **STRATA LOT 65, BLOCK 4N, PLAN NWS2095, 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 1**
 Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	14'3 x 9'6			x			x
Main	Living Room	14' x 10'8			x			x
Main	Dining Room	9'8 x 8'1			x			x
Main	Kitchen	12' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 640	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 3	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): 640 sq. ft.	# or % of Rentals Allowed:			5				Garage Sz:
	Bylaws: No Restrictions			6				Grg Dr Ht:
Unfinished Floor: 0				7				
Grand Total: 640 sq. ft.	Basement: None			8				

Listing Broker(s): **Royal Pacific Realty Corp.**

Court-ordered sale, Above street-level unit, good size unit, patio access, 1 bdrm/1bath, Rainscreened, Parking 25, Storage locker 3, Walk to Richmond Centre, transit, schools, rentals allowed.



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Active
R2426363

Board: V
Townhouse

34 10280 BRYSON DRIVE

Richmond
West Cambie
V6X 3Y8

Residential Attached

\$770,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$770,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1994
Depth / Size (ft.):	Bedrooms: 3	Age: 26
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: RTL1
Flood Plain: No	Full Baths: 2	Gross Taxes: \$2,359.79
Council Apprv?:	Half Baths: 1	For Tax Year: 2019
Exposure:	Maint. Fee: \$163.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 019-036-507
Mgmt. Co's Name: DORSET REALTY		Tour:
Mgmt. Co's Phone: 604-270-1711		
View: No :		
Complex / Subdiv:		
Services Connected: Community, Electricity, Natural Gas, Water		
Sewer Type: City/Municipal		

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Single		Locker: N
Exterior: Stucco			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: 45
Rain Screen:	R.I. Plumbing:	Units in Development: 45	
Renovations:	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	# of Fireplaces: 1	Fixtures Leased: No :	
Fuel/Heating: Natural Gas, Radiant		Fixtures Rmvd: No :	
Outdoor Area: Fenced Yard		Floor Finish: Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
 Legal: **STRATA LOT 34, BLOCK 5N, PLAN LMS1667, 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: **Club House, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'			x			x
Main	Dining Room	11' x 9'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Nook	8' x 7'			x			x
Main	Family Room	11' x 11'			x			x
Above	Master Bedroom	13' x 13'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	11' x 9'			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 725	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 725	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total): 1,450 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,450 sq. ft.				7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty**

Parc Bryson, fabulous location close to restaurants, transit and amenities. Corner Unit with south facing. High Ceilings, bright, spacious 2 storey town home with 3 bedrooms and 2 & 1/2 baths. Radiant heating, gas fireplace and private fenced back yard. Newly renovated with granite counter tops, rich dark laminate floors, California shutters, alarm system and stainless steel appliances. Must see.