



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2327826

Board: V
Townhouse

35 4811 BLAIR DRIVE

Richmond
West Cambie
V6X 4E3

Residential Attached

\$369,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$369,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2009
Depth / Size (ft.):	Bedrooms: 3	Age: 9
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: R2
Flood Plain: No	Full Baths: 2	Gross Taxes: \$2,103.39
Council Apprv?:	Half Baths: 1	For Tax Year: 2018
Exposure:	Maint. Fee: \$154.00	Tax Inc. Utilities?: No
If new, GST/HST inc?: No		P.I.D.: 024-644-528
Mgmt. Co's Name: LUCKY REALTY		Tour:
Mgmt. Co's Phone: 604-273-0141		
View: No :		
Complex / Subdiv: ODLINWOOD		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **2 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Fibreglass**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Garage; Underground**
Locker:
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**
Legal: **PL LMS4057 LT 35 BLK 5N LD 36 SEC 35 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: **In Suite Laundry, Recreation Center**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'			x			x
Main	Dining Room	16' x 13'6			x			x
Main	Kitchen	9' x 9'			x			x
Above	Master Bedroom	13' x 11'8			x			x
Above	Bedroom	11' x 9'4			x			x
Above	Bedroom	11' x 9'4			x			x
Above	Den	7'6 x 6'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 758	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 592	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Main	2	No	Pool:
Finished Floor (Total): 1,350 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,350 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

Only 50% of the subject property is offered for sale. Two level 1/2 duplex style townhouse. Understandably, it is unlikely that a purchaser would be satisfied with only 50% interest, so an action to petition the joint tenant owner of the other 50% interest is required through a court order process. If you have a Realtor representative, then please ask them to explain the process and to contact me for access to more forms.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2325551

Board: V
Townhouse

114 22888 WINDSOR COURT

Richmond
Hamilton RI
V6V 2W6

Residential Attached

\$649,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$649,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1996
Depth / Size (ft.):	Bedrooms: 3	Age: 22
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: RTL1
Flood Plain: No	Full Baths: 2	Gross Taxes: \$1,575.94
Council Apprv?:	Half Baths: 1	For Tax Year: 2018
Exposure:	Maint. Fee: \$249.62	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-643-901
Mgmt. Co's Name: First Service Residential		Tour:
Mgmt. Co's Phone: 604-683-8900		
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

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

Maint Fee Inc: **Gardening, Management**
Legal: **PL LMS2294 LT 114 BLK 4N LD 36 SEC 2 RNG 4W. 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	12'11 x 14'13			x			x
Main	Kitchen	10' x 10'6			x			x
Main	Nook	7'6 x 10'6			x			x
Main	Dining Room	7'9 x 9'0			x			x
Above	Master Bedroom	11'8 x 11'10			x			x
Above	Bedroom	8'0 x 10'9			x			x
Above	Bedroom	9'4 x 9'9			x			x
Below	Recreation	18' x 18'			x			x
Below	Other	7' x 8'			x			x
		x			x			x

Finished Floor (Main): 600	# of Rooms: 9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 628	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 324	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total): 1,552 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0	Basement: Part			6				
Grand Total: 1,552 sq. ft.				7				
				8				

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

Court Order Sale, Windsor Court, 3 level t-home, excellent location away from highway. Close to schools and shopping. Property Sold as is allow time for showings.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2318629

Board: V
Apartment/Condo

519 9373 HEMLOCK DRIVE

Richmond
McLennan North
V6Y 0A9

Residential Attached

\$769,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$789,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2009
Depth / Size (ft.):	Bedrooms: 2	Age: 9
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD/68
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,123.06
Council Apprv?:	Half Baths: 0	For Tax Year: 2018
Exposure: Northwest	Maint. Fee: \$413.05	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 027-655-601
Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL		Tour:
Mgmt. Co's Phone: 604-683-8900		
View: Yes: NORTH SHORE, MOUNTAIN		
Complex / Subdiv: MANDALAY		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Locker: **Y**
Dist. to Public Transit:
Units in Development: **116** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **232**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate**

Maint Fee Inc: **Caretaker, Gas, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **PL BCS3091 LT 94 BLK 4N LD 36 SEC 10 RNG 6W STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'			x			x
Main	Kitchen	11' x 9'			x			x
Main	Dining Room	10' x 8'			x			x
Main	Family Room	11' x 8'			x			x
Main	Master Bedroom	13' x 10'			x			x
Main	Bedroom	10' x 8'6			x			x
Main	Foyer	8'6 x 5'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,060	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,060 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	1,060 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Multiple Realty Ltd.**

MANDALAY, THE CONDO LANDMARK IN RICHMOND. This SIGNATURE NW CORNER UNIT, offers an UNOBSTRUCTED VIEW of the North Shore, Mount Baker and courtyard. Floor to ceiling picture windows allow nice and bright sunlight all year round. SPACIOUS GOURMET KITCHEN equipped with all S/S appliances including a water dispenser beside gas cook top, all granite countertops with SOFT CLOSING CABINETS. HOTEL LIKE CLUB HOUSE with indoor swimming pool, sauna, steam bath, swirl pool and well equipped gym. All measurements and age are approximate, Buyer or Buyers agent to verify if important. There is only a few of this CORNER UNIT in the whole development. OPEN HOUSE NOVEMBER 24, 2~4 PM



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2324827

Board: V
Townhouse

14 9688 KEEFER AVENUE

Richmond
McLennan North
V6Y 0B6

Residential Attached

\$847,000 (LP)

(SP)



Sold Date:
Meas. Type:
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:

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$206.70**

Original Price: **\$847,000**
Approx. Year Built: **2009**
Age: **9**
Zoning: **ZT50**
Gross Taxes: **\$2,561.41**
For Tax Year: **2018**
Tax Inc. Utilities?: **No**
P.I.D.: **027-767-949**
Tour:

Complex / Subdiv: **CHELSEA ESTATES**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: Covered Parking: **2** Parking Access: **Front**
Parking: **Grge/Double Tandem**
Locker:
Dist. to School Bus:
Total Units in Strata:

Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Snow removal**

Legal: **PL BCS3243 LT 14 BLK 4N LD 36 SEC 15 RNG 6W. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'7 x 9'11			x			x
Main	Kitchen	8'9 x 12'8			x			x
Main	Dining Room	10'1 x 7'5			x			x
Main	Nook	8'11 x 8'9			x			x
Above	Master Bedroom	11'3 x 12'6			x			x
Above	Bedroom	10'2 x 8'9			x			x
Above	Bedroom	11'2 x 8'7			x			x
Below	Den	8'9 x 7'1			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	605	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	653	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	211	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	3	Yes	Pool:
Finished Floor (Total):	1,469 sq. ft.	# or % of Rentals Allowed: 6			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	1,469 sq. ft.	Basement: None			6				
					7				
					8				

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

Rare South \$ East Corner unit in the quiet complex. 3 bedrooms above and 1 spacious den below (can be used as the 4th bedroom). Radiant floor heating through out. 9 feet ceiling on the main floor. Ideal location close to school, public transit and shopping. Don't miss it!