



Presented by:
Luis Ayala PREC*
 Sutton Group West Coast Realty
 Phone: 604-551-4418 Cell: 604-551-4418
 Email: layala@sutton.com
 Website: www.luisayala.ca



Richmond, Brighthouse South Residential Attached
201 7571 MOFFATT RD, V6Y 1X9 **Active**
MLS# V1060043



List Price:	\$196,000	Previous Price:	
		Original Price:	\$196,000
Subdiv/Complex: BRIGANTINE SQUARE			
Frontage:		Approx Yr Blt:	1986
Depth/Size:		PID:	005-006-473
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	NW	Zoning:	RM1
Stories in Bldg:	3	Taxes:	\$905 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	No
Fixt Removed:			
View:	N		

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	Garage Underbuilding		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1 BLK	Dist to School/Bus:	3 BLKS
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Wood	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	RE/MAX	Property Disclosure:	N - CONTACT LS		
Mngmt Ph:	604-821-2999	Bylaw Restrictions:	Pets Allowed, Rentals Not Allowed		
Maint Fee:	\$225.00				

Maint Charge Incl: Garbage Pickup, Management

Legal: PL NWS2134 LT 61 BLK 4N LD 36 SEC 17 RNG 6W STRATA LOT AS SHOWN ON FORM 1.

Amenities: In Suite Laundry, Storage, Wheelchair Access

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 10'						
Main F.	Dining	12' X 8'						
Main F.	Kitchen	10'11 X 7'5						
Main F.	Master Bedroom	11' X 11'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	646	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	646	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	646			8	

Listing Broker(s): (1) RE/MAX Progroup Realty

Brigantine Square! One bedroom unit with updated kitchen (2008 - white cupboards, granite countertops) and appliances. Cozy wood burning fireplace, deck overlooks green space. In suite laundry. Walking distance to all amenities - Minoru Park and Richmond Center. Pets ok, no rentals. Parking stall #67, storage conveniently down hall from suite!



Presented by:
Luis Ayala PREC*
Sutton Group West Coast Realty
Phone: 604-551-4418 Cell: 604-551-4418
Email: layala@sutton.com
Website: www.luisayala.ca



Richmond, McLennan North
12 9888 KEEFER AV, V6Y 0B6

MLS# V1059203

Residential Attached
Active



List Price:	\$569,000	Previous Price:	
		Original Price:	\$569,000
Subdiv/Complex: ALYSS			
Frontage:		Approx Yr Blt:	2012
Depth/Size:		PID:	028-809-386
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	2
Stories in Bldg:		Bedrooms:	3
Flood Plain:		Bathrooms:	3
Meas. Type:	Feet	Full Baths:	2
Fixtures Lsd:		Half Baths:	1
Fixt Removed:			
View:			

Style of Home:	2 Storey, End Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Patio(s)				
Mngmt Co:	DORSET REALTY	Property Disclosure:	N - WHEN OFFER IS PRESENTED		
Mngmt Ph:	604-270-1711	Bylaw Restrictions:	No Restrictions		
		Maint Fee:	\$300.00		

Maint Charge Incl: Gardening, Garbage Pickup, Management, Other

Legal: PL BCS4393 LT 12 BLK 4N LD 36 SEC 15 RNG 6W STRATA LOT AS SHOWN ON FORM V.

Amenities: In Suite Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 11'9						
Main F.	Kitchen	9'8 X 7'8						
Main F.	Dining	9'7 X 8'						
Above	Master Bedroom	13'4 X 13'5						
Above	Walk-In Closet	5'6 X 5'1						
Above	Bedroom	11'7 X 9'7						
Above	Bedroom	13'3 X 8'9						
Above	Den	6'8 X 6'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	484	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	845	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,329	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,329			8	

Listing Broker(s): (1) RE/MAX Westcoast

Great location and great value. Two level duplex-style luxury townhouse with private two-car side by side garage, offering quality of life. This high quality 3 bedroom + den & 2.5 bath townhouse features a free-flowing layout, top finishes. Granite countertops, stainless steel appliances. Fantastic floor plan. End unit. A real bonus - a large wrap around yard. Shows beautifully. Maintenance fee includes city utilities. Walking distance to elementary & secondary schools. Close to shopping centre, golf course, public park & playground.



Presented by:
Luis Ayala PREC*
 Sutton Group West Coast Realty
 Phone: 604-551-4418 Cell: 604-551-4418
 Email: layala@sutton.com
 Website: www.luisayala.ca



Richmond, Brighthouse South Residential Attached
206 8120 BENNETT RD, V6Y 1N5 **MLS# V1057702**
Active



List Price:	\$334,900	Previous Price:	
		Original Price:	\$334,900
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1988
Depth/Size:		PID:	012-823-236
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	W	Age at List Date:	26
Stories in Bldg:	3	Zoning:	RAM1
Flood Plain:	No	Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	Y - Inner Court-Yard	Taxes:	\$1,505 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Other	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed, Vinyl				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	46	Total Units in Strata:	
Flooring:	Tile, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	LOUWIN INSURANCE	Property Disclosure:	N - Court Ordered Sale		
Mngmt Ph:	604-207-9316	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
	Maint Fee:	\$305.81			

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Management

Legal: PL NWS2921 LT 16 BLK 4N LD 36 SEC 16 RNG 6W STRATA LOT AS SHOWN ON FORM 1.
 Amenities: Elevator, In Suite Laundry
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	15' X 14'2						
Main F.	Bedroom	12'10 X 12'5						
Main F.	Kitchen	10' X 8'						
Main F.	Dining	14'8 X 8'10						
Main F.	Living Room	12'7 X 14'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	1,293	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,293	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,293			8	

Listing Broker(s): (1) Re/Max Metro Realty

BEST VALUE IN RICHMOND - Priced \$18,000 BELOW assessment value at under \$260/square feet, this large 2 bedroom suite is a rare find. Located in desirable Brighthouse South area, walking distance to schools, parks, Richmond Centre, Canada Line, library, community centers & so much more! Close to 1300 square feet of living space, featuring massive size bedrooms, lots of storage, walk-in pantry off kitchen & quiet court-yard facing view with two balconies! Well maintained & fully Rainscreened building. Call now for a showing to see this unbeatable value in central Richmond!!