



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



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:

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:

View: :
Complex / Subdiv:
Services Connected: **Community, Electricity, Sanitary Sewer, Septic, Storm Sewer,**
Sewer Type: **City/Municipal**

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.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com

KW ELITE REALTY
KELLERWILLIAMS.

Active
R2466475
Board: V
Apartment/Condo

206 8580 GENERAL CURRIE ROAD

Richmond
Brighthouse South
V6Y 3V5

Residential Attached

\$335,000 (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		
Exterior: Stucco			Locker: Y
Foundation: Concrete Perimeter			Dist. to School Bus:
Rain Screen:			Total Units in Strata:
Renovations:			
Water Supply: City/Municipal			
Fireplace Fuel: Gas - Natural			
Fuel/Heating: Electric			
Outdoor Area: Sundeck(s)			
Type of Roof: Other			
Reno. Year:	Dist. to Public Transit:		
R.I. Plumbing:	Units in Development:		
	Title to Land: Freehold Strata		
Metered Water:	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
# of Fireplaces: 1	Fixtures Rmvd: No :		
	Floor Finish:		

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 bedroom, 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 comes with an ensuite, 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 rain screened building. One owner must be 55. Allow at least 4 days notice to show.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2505355

Board: V
Apartment/Condo

718 7831 WESTMINSTER HIGHWAY

Richmond
Brighthouse
V6X 4J4

Residential Attached

\$599,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$599,900**
Meas. Type: Frontage (metres): Approx. Year Built: **2003**
Depth / Size (ft.): Bedrooms: **2** Age: **17**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CDT1**
Flood Plain: Full Baths: **2** Gross Taxes: **\$2,164.00**
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2020**
Exposure: Maint. Fee: **\$419.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **025-595-717**
Mgmt. Co's Name: **Associa British Columbia** Tour:
Mgmt. Co's Phone: **604-591-6060**
View: **:**
Complex / Subdiv: **THE CAPRI**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type:

Style of Home: Corner Unit, Upper Unit	Total Parking: 2 Covered Parking: 2 Parking Access: Front
Construction: Concrete	Parking: Garage Underbuilding
Exterior: Concrete, Mixed	Locker: Y
Foundation: Concrete Perimeter	Dist. to Public Transit: CLOSE
Rain Screen:	Units in Development: 173
Renovations:	Title to Land: Freehold Strata
Water Supply: City/Municipal	Property Disc.: No
Fireplace Fuel: Electric	Fixtures Leased: No
Fuel/Heating: Baseboard, Electric	Fixtures Rmvd: :
Outdoor Area: Balcony(s)	Floor Finish: Laminate, Mixed
Type of Roof: Other	

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
Legal: **STRATA LOT 56 SECTION 5 BLOCK 4N RANGE 6W STRATA PLAN BCS251 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Storage, Wheelchair Access**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 12'			x			x
Main	Dining Room	12' x 8'4			x			x
Main	Kitchen	9' x 7'9			x			x
Main	Master Bedroom	13'3 x 10'6			x			x
Main	Bedroom	10'6 x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 997	# of Rooms: 5 # of Kitchens: 1 # of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:	1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: Cats: Dogs:	3				Pool:
Finished Floor (Total): 997 sq. ft.	# or % of Rentals Allowed:	4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed	5				Grg Dr Ht:
Unfinished Floor: 0		6				
Grand Total: 997 sq. ft.	Basement: None	7				
		8				

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

Great location close to # 3 Road across from Richmond Centre. Transit, shopping, schools, parks, restaurants and banks are all within easy walking distance. 2 bedrooms, 2 bathrooms, 2 full baths and 2 parking stalls makes this an ideal home or a rental property. Open layout, electric fireplace, gym, party room and an outdoor pool are just many of the amenities. Almost 1,000 sq. ft. makes this one of the larger units in the area.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com

KW ELITE REALTY
KELLERWILLIAMS.

Active
R2502231
Board: V
Apartment/Condo

115 9388 TOMICKI AVENUE

Richmond
West Cambie
V6X 0L7

Residential Attached

\$649,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$695,000**
Meas. Type: Frontage (metres): Approx. Year Built: **2017**
Depth / Size (ft.): Bedrooms: **2** Age: **3**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **ZLR25**
Flood Plain: Full Baths: **2** Gross Taxes: **\$2,107.06**
Council Apprv?: Half Baths: **0** For Tax Year: **2020**
Exposure: Maint. Fee: **\$361.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **030-092-884**
Mgmt. Co's Name: **Dwell Property Management** Tour:
Mgmt. Co's Phone: **604-821-2999**
View: **:**
Complex / Subdiv: **ALEXANDRA COURT**
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: 5 Plus Level	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage Underbuilding, Visitor	Parking: Parking	Locker:
Exterior: Brick, Other	Dist. to Public Transit:	Locker:	Dist. to School Bus:
Foundation: Other	Units in Development:	Locker:	Total Units in Strata: 547
Rain Screen: Full	Title to Land: Freehold Strata	Locker:	
Renovations:	Property Disc.: No	Locker:	
Water Supply: City/Municipal	Fixtures Leased: No	Locker:	
Fireplace Fuel:	Fixtures Rmvd: No	Locker:	
Fuel/Heating: Geothermal	Floor Finish: Mixed	Locker:	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Locker:	
Type of Roof: Torch-On		Locker:	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Hot Water, Management, Geothermal**
Legal: **STRATA LOT 423, BLOCK 5N, PLAN EPS2669, SECTION 34, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'1 x 11'9			x			x
Main	Kitchen	14'6 x 9'6			x			x
Main	Master Bedroom	17'1 x 11'3			x			x
Main	Bedroom	11'7 x 8'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 941	# of Rooms: 4	# 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	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total): 941 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5			No	Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6			No	
Grand Total: 941 sq. ft.				7			No	
				8			No	

Listing Broker(s): **eXp Realty (Branch)**

Welcome to Alexandra Court, located in Richmond's highly desirable Alexandra Gardens neighbourhood! Build by the very reputable Polygon, this coveted 2 bedroom 2 full washroom has an amazing list of great features including air-conditioned interiors, over-height 9 foot ceilings and s/s appliances! This home also includes a wrap around private patio to enjoy your outdoor gatherings. A 12,000 sq. ft. 'residents only' clubhouse, The Alexandra Club, offers an fitness studio, gymnasium for court activities, outdoor pool, guest suite and multi-media lounge. Located within a short walk is all the shopping (high end included), restaurants, transit and banking needs! Call today to schedule your private showing, hurry this home will not last!



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2510075
Board: V
Apartment/Condo

511 9233 ODLIN ROAD

Richmond
West Cambie
V6X 0V4

Residential Attached

\$649,900 (LP)

(SP)



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

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$463.34**

Original Price: **\$649,900**
Approx. Year Built: **2020**
Age: **0**
Zoning: **RES**
Gross Taxes: **\$0.00**
For Tax Year:
Tax Inc. Utilities?: **No**
P.I.D.: **800-141-563**
Tour:

View: **No :**
Complex / Subdiv: **BERKELEY HOUSE**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Sanitation**

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed, Other**
Foundation: **Concrete Slab**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tile - Concrete, Torch-On**

Reno. Year:
R.I. Plumbing:

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Locker:
Dist. to Public Transit: **1** Dist. to School Bus:
Units in Development: **265** Total Units in Strata: **265**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Recreation Facility, Sewer, Water, Geothermal**
Legal: **SL122 LT A SEC34 B5N R6W NWD PL EPP81073**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Range Top, Refrigerator, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 9'			x			x
Main	Dining Room	11'5 x 9'			x			x
Main	Master Bedroom	18'11 x 9'4			x			x
Main	Bedroom	9'4 x 9'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	795	# of Rooms: 4	# of Kitchens: 0	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	795 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	795 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Polygon Realty Limited**

MOVE IN THIS YEAR! Berkeley House by Polygon - a collection of sophisticated apartment residences in Richmond's highly sought-after Alexandra Gardens neighbourhood. Hundreds of fashionable shops and restaurants are within walking distance. An exciting address with exceptional extras, including membership to the residents-only Berkeley Club. Designed with you in mind, this 2 bedroom home is adjacent to a city greenway and features a heat-pump AC system, 9' ceilings, a spa-inspired ensuite and a superbly outfitted gourmet kitchen. Call us to learn more!

