



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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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**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**

Locker: **Y**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**

Property Disc.: **No**
Fixtures Leased: **No :**
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:
Unfinished Floor:	0	Bylaws: Age Restrictions			5				Grg Dr Ht:
Grand Total:	792 sq. ft.	Basement: None			6				
					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 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, buy with confidence! One owner must be 55 Allow at least 4 days notice to show. Court Date Oct 28th, 2020



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Active
R2497298

Board: V
Apartment/Condo

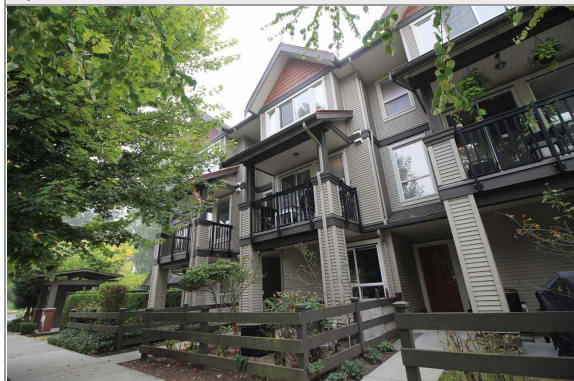
32 22380 SHARPE AVENUE

Richmond
Hamilton RI
V6V 0A1

Residential Attached

\$734,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$734,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2008
Depth / Size (ft.):	Bedrooms: 3	Age: 12
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: CD 156
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,257.20
Council Apprv?:	Half Baths: 1	For Tax Year: 2020
Exposure:	Maint. Fee: \$276.51	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 027-331-237
Mgmt. Co's Name: CITYBASE MANAGEMENT LTD.		Tour:
Mgmt. Co's Phone: 604-708-9982		
View:		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:		

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**

Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**

Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **Yes: As is where is**
Floor Finish:

Maint Fee Inc: **Management**
Legal: **STRATA LOT 11, BLOCK 4N, PLAN BCS2676, SECTION 2, RANGE 4W, 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 V**
Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Den	8'11 x 6'4			x			x
Bsmt	Foyer	6' x 6'			x			x
Main	Living Room	12'6 x 11'7			x			x
Main	Kitchen	8' x 8'			x			x
Main	Family Room	10'1 x 10'1			x			x
Main	Dining Room	9'11 x 8'6			x			x
Main	Eating Area	8' x 7'3			x			x
Above	Master Bedroom	13'6 x 12'1			x			x
Above	Bedroom	9'1 x 8'2			x			x
Above	Bedroom	11'6 x 8'7			x			x

Finished Floor (Main): 644	# of Rooms: 10	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 709	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 231	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total): 1,584 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,584 sq. ft.	Basement: Part			7				
				8				

Listing Broker(s): **Johnston Meier Insurance Agencies & Realty Ltd.**

Three level three bedroom townhome with the added bonus of a separate den off of the large 2 car side by side garage. Two full bathrooms on the top floor with both with a tub with shower and a 2 piece on the main floor. Great for the growing family as there is a living room and a family room with some separation. Kitchen has been updated with quartz countertops. North and south facing patios. Walking distance to Hamilton Elementary, McLean Park Community Centre, Queensborough Landing, transit and access to Hwy 99.



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Active
R2502231
Board: V
Apartment/Condo

115 9388 TOMICKI AVENUE

Richmond
West Cambie
V6X 0L7

Residential Attached

\$695,000 (LP)

(SP)



**NO IMAGE
AVAILABLE**

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		Locker:
Exterior: Brick, Other			Dist. to School Bus:
Foundation: Other	Dist. to Public Transit:		Total Units in Strata: 547
Rain Screen: Full	Units in Development:		
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Metered Water:		
Fireplace Fuel:	R.I. Fireplaces:	Property Disc.: No	
Fuel/Heating: Geothermal	# of Fireplaces: 0	Fixtures Leased: No :	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Fixtures Rmvd: No :	
Type of Roof: Torch-On		Floor Finish: Mixed	

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!



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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	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:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	658 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Grand Total:	658 sq. ft.	Basement: None			6				
					7				
					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.