



Presented by:
Luis Ayala PREC*

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Active
R2240412

Board: V
Townhouse

3 9099 COOK ROAD

Richmond
McLennan North
V6Y 0G5

Residential Attached

\$901,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$901,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2015
Depth / Size (ft.):	Bedrooms: 3	Age: 3
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: RES
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,413.29
Council Apprv?:	Half Baths: 1	For Tax Year: 2017
Exposure:	Maint. Fee: \$575.92	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 029-594-651
Mgmt. Co's Name: RANCHO MANAGEMENT		Tour:
Mgmt. Co's Phone:		
View: :		
Complex / Subdiv: MONET		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **2 Storey**
Construction: **Concrete**
Exterior: **Concrete, Mixed, Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Grge/Double Tandem**
Locker: **Y**
Dist. to Public Transit: **NEAR**
Units in Development: **142**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal**
Legal: **PL EPS2830 LT 2 BLK 4N LD 36 SEC 10 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: **Elevator, Exercise Centre, Garden, Playground, Storage**

Site Influences: **Central Location, Private Setting, Shopping Nearby, Treed**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 13'			x			x
Main	Dining Room	10' x 13'			x			x
Main	Kitchen	11'6 x 8'6			x			x
Above	Master Bedroom	10'6 x 10'			x			x
Above	Bedroom	9'6 x 9'6			x			x
Above	Bedroom	10'8 x 8'			x			x
Above	Walk-In Closet	8' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	538	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	684	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total):	1,222 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	1,222 sq. ft.	Basement: None			6				
					7				
					8				

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

Monet Greenway suite two level townhome by Concord Pacific! Reinforced concrete construction combined with a sleek brick and glass design. 3 Bedrooms, 2.5 bathrooms, 2 parking. Features top quality quartz countertops, laminate floor & fine finishing. Concierge Service enhances security in the building. Close to Richmond Center, schools, parks & transit. Do not miss this one! Open House 2-4pm Sunday March 4!



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Active
R2239932
Board: V
Apartment/Condo

127 8620 JONES ROAD

Richmond
Brighthouse South
V6Y 1L8

Residential Attached

\$486,800 (LP)

(SP)



Sold Date:	Frontage (feet): 0.00	Original Price: \$486,800
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1994
Depth / Size (ft.): 0	Bedrooms: 2	Age: 24
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: APT
Flood Plain: Yes	Full Baths: 2	Gross Taxes: \$1,056.98
Council Apprv?: No	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$236.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 018-322-069
Mgmt. Co's Name: FIRST SERVICES RESIDENTIAL		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-683-8900		
View: No		
Complex / Subdiv: SUNNY VALE		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: 1 Storey, Ground Level Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Mixed, Stucco			Locker: N
Foundation: Concrete Perimeter			Dist. to School Bus: 1/2 BLK
Rain Screen: No	Reno. Year:	Dist. to Public Transit: 1/2 BLK	Total Units in Strata:
Renovations:	R.I. Plumbing: No	Units in Development: 83	
Water Supply: City/Municipal	R.I. Fireplaces: 0	Title to Land: Freehold Strata	
Fireplace Fuel:	# of Fireplaces: 0		
Fuel/Heating: Electric		Property Disc.: No	
Outdoor Area: Patio(s)		Fixtures Leased: : COURT ORDERED SALE, AS IS WHERE IS	
Type of Roof: Tar & Gravel		Fixtures Rmvd: : COURT ORDERED SALE, AS IS WHERE IS	
		Floor Finish: Wall/Wall/Mixed	

Maint Fee Inc: **Caretaker, Gardening, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 197 SECTION 16 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS500 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, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Wheelchair Access**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'8 x 4'2			x			x
Main	Living Room	21'2 x 11'6			x			x
Main	Kitchen	11' x 6'10			x			x
Main	Dining Room	11'4 x 6'6			x			x
Main	Master Bedroom	14'4 x 10'			x			x
Main	Other	8'3 x 7'11			x			x
Main	Bedroom	13'6 x 8'10			x			x
Main	Other	8'5 x 7'11			x			x
		x			x			
		x			x			

Finished Floor (Main): 1,022	# of Rooms: 8	# 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	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: No	Dogs: No	3				Pool:
Finished Floor (Total): 1,022 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Not Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,022 sq. ft.	Basement: None			7				
				8				

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

Court Ordered Sale. Well taken care of open and spacious 1005 sq.ft. home in a lovely neighborhood. 2 Bed + 2 Bath home featuring its own private entrance in a very quiet neighborhood within Central Richmond. Club House equipped with indoor pool, gym & party room. Low strata fees. Conveniently located to nearby shops, restaurants, Chinese grocery stores, IGA, parks, and public transit only a walking distance away. Only a 5 minute drive from Richmond Public Library, Canada Line, Richmond Centre, and Minoru Park! School Catchment: General Currie Elementary and Palmer Secondary. Laser Drawings & Virtual Toured for your convenience. All Strata Docs available. 24 Hours Notice for Showings. Tk you.