



Presented by:
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Active
R2318629
Board: V
Apartment/Condo

519 9373 HEMLOCK DRIVE

Richmond
McLennan North
V6Y 0A9

Residential Attached

\$789,000 (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:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,060 sq. ft.				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 2~4 PM