



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
http://www.luisayala.ca
luisayala@shaw.ca



Active
R2391015
Board: V
Apartment/Condo

104 12633 NO. 2 ROAD

Richmond
Steveston South
V7E 6N5

Residential Attached

\$509,900 (LP)

(SP)



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

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$350.00**

Original Price: **\$509,900**
Approx. Year Built: **1996**
Age: **23**
Zoning: **MF**
Gross Taxes: **\$1,535.68**
For Tax Year:
Tax Inc. Utilities?: **No**
P.I.D.: **023-678-712**
Tour:

View: :
Complex / Subdiv:
Services Connected: **Community, Electricity, Water**
Sewer Type: **Community**

Style of Home: **1 Storey**
Construction: **Other**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage Underbuilding**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Recreation Facility, Snow removal**
Legal: **SL 11 SEC 12 BLK 3 NORTH RNG 7 WEST NWD SP LMS2688**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Loft	14' x 12'			x			x
Main	Den	8'6" x 12'			x			x
Main	Hobby Room	11' x 8'			x			x
Main	Living Room	13'4" x 11'			x			x
Main	Bedroom	11' x 9'6"			x			x
Main	Kitchen	11' x 8'			x			x
Main	Master Bedroom	13'4" x 11'6"			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	942	# of Rooms: 7	# 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:	Dogs:	3				Pool:
Finished Floor (Total):	942 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:	942 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Royal Pacific Realty (Kingsway) Ltd.**

Royal Pacific Realty (Kingsway) Ltd.

This fabulous 2 bedroom 2 bath unit with laminate hardwood, gas fireplace. This bldg is adult oriented & extremely quiet and well maintained. Unit is bright, immaculate & has pleasant decor and layout. The East facing private balcony is accessed from sliders in the living room & master bedroom & overlooks a beautifully landscaped courtyard. Close to all amens., rec., trans., schools & more.



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
http://www.luisayala.ca
luisayala@shaw.ca



Active
R2398831

Board: V
Apartment/Condo

422 9500 TOMICKI AVENUE

Richmond
West Cambie
V6X 0R9

Residential Attached

\$628,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$648,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2019
Depth / Size (ft.):	Bedrooms: 1	Age: 0
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RES
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,207.41
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$374.06	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 030-806-160
Mgmt. Co's Name: AWM ALLIANCE REAL ESTAT		Tour:
Mgmt. Co's Phone: 604-558-8912		
View: :		
Complex / Subdiv: TRAFALGAR SQUARE		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Penthouse	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Brick			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: 263	Total Units in Strata: 263
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Electric	# of Fireplaces: 0	Fixtures Rmvd: :	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish:	
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 114, BLOCK 5N, PLAN EPS5651, SECTION 34, RANGE 6W, MERIDIAN W6, 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**
 Amenities: **Air Cond./Central, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry**

Site Influences: **Central Location, Greenbelt, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, Clothes Washer/Dryer, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 10'3			x			x
Main	Dining Room	12'5 x 8'			x			x
Main	Master Bedroom	13' x 10'			x			x
Main	Kitchen	12'5 x 7'5			x			x
Main	Den	9' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 785	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	5	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 785 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: 785 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **LeHomes Realty**

Trafalgar Square by Polygon! This is an oversized one bedroom plus den with 785 sqft ! The unit is at the top floor and faces the courtyard, quite, bright and very functional. It features A/C, 11' ceilings, and superbly outfitted gourmet kitchen. Low-E window glazing reduces UV-light damage and improves energy efficiency. A large patio facing the beautiful landscaped courtyard. Enjoy the over 5,400 sf residence only Trafalgar Club. Walmart, Aberdeen Centre, Lansdowne Mall and the Skytrain are all within walking distance. 1 storage locker included! Open house August 24th & 25th (Sat. & Sun) 2:00-4:00pm.