



Presented by:
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Richmond, Brighthouse
 # 203 6340 BUSWELL ST, V6Y 2E9

MLS# V1038170

Residential Attached
Active



List Price:	\$119,900	Previous Price:	\$135,000
		Original Price:	\$149,900
Subdiv/Complex:			
Frontage:	0.00	Approx Yr Blt:	1974
Depth/Size:		PID:	800-082-195
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	RES
Stories in Bldg:		Bedrooms:	2
Flood Plain:		Bathrooms:	1
Meas. Type:		Full Baths:	1
Fixtures Lsd:	N	Half Baths:	0
Fixt Removed:	N	Taxes:	
View:	N	If New GST/HST Incl:	
		Tax Incl Utils:	
		Apprvl Req:	No

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water	Title to Land:	Leasehold prepaid-NonStrata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	N - COURT ORDER		
Mngmt Co:	WEST PARK	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed		
Mngmt Ph:	604-681-2727	Maint Fee:	\$370.22		

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Heat, Hot Water, Management, Taxes

Legal: PL 36672 LT 163 B4N LD 36 SEC9
 Amenities: Shared Laundry
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Bedroom	12' X 9'0						
Main F.	Bedroom	14' X 10'						
Main F.	Kitchen	8'0 X 7'0						
Main F.	Dining	10' X 8'0						
Main F.	Living Room	12' X 17'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	861	Finished Levels:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	861	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	861			8	

Listing Broker(s): (1) Park Georgia Realty Ltd. (Coq)

Court order sale, two bedrooms, south facing, close to Canada Line, easy to rent, maintenance fees include, taxes, heat, hot water and management. Some TLC is required currently tenanted occupied. Allow time for Showing. Prepaid lease till December 2073.



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Richmond, Brighthouse
208 8591 WESTMINSTER HY, V6X 3E2

MLS# V1053494

Residential Attached
Active



List Price:	\$220,000	Previous Price:	
		Original Price:	\$220,000
Subdiv/Complex:		Approx Yr Blt:	1982
Frontage:		PID:	000-724-378
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Zoning:	RAM1
Exposure:		Taxes:	\$991 (2013)
Stories in Bldg:		If New GST/HST Incl:	
Flood Plain:		Tax Incl Utils:	
Meas. Type:		Apprvl Req:	
Fixtures Lsd:			
Fixt Removed:			
View:			

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Wood	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	RANCHO MGMT	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-684-4508	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
		Maint Fee:	\$407.99		

Maint Charge Incl: Gardening, Hot Water, Management

Legal: PL NWS1899 LT 100 BLK 4N LD 36 SEC 4 RNG 6W STRATA LOT AS SHOWN ON FORM 1.
 Amenities: None
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'8 X 18'9						
Main F.	Master Bedroom	11'6 X 11'6						
Main F.	Dining	8' X 8'						
Main F.	Kitchen	11'2 X 8'						
Main F.	Living Room	17'9 X 11'8						
Main F.	Bedroom	12' X 9'10						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	938	Finished Levels:	1	1	2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	938	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	938			8	

Listing Broker(s): (1) Macdonald Realty Westmar

Close proximity to Lansdowne mall and other shopping areas as well as Canada line station and Kwantlen University. All measurements are approximate, buyer to verify.



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Richmond, Brighthouse
318 6560 BUSWELL ST, V6Y 2G7

MLS# V1052709

Residential Attached
Active



List Price:	\$229,000	Previous Price:	
		Original Price:	\$229,000
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1973
Depth/Size:		PID:	001-102-125
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	W	Zoning:	MF
Stories in Bldg:	3	Taxes:	\$944 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

Style of Home:	1 Storey, Rancher/Bungalow	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1/2 BLK	Dist to School/Bus:	NEAR
Renovations:		Units in Development:	99	Total Units in Strata:	99
Flooring:	Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	CENTURY 21	Property Disclosure:	N - COURT ORDER SALE		
Mngmt Ph:	604-273-1745	Bylaw Restrictions:	Rentals Not Allowed, Pets Not Allowed		
	Maint Fee:	\$263.18			

Maint Charge Incl: Heat, Hot Water, Management

Legal: PL NWS87 LT 47 BLK 4N LD 36 SEC 9 RNG 6W STRATA LOT AS SHOWN ON FORM 1.
 Amenities: None
 Features Incl:

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'4 X 17'8						
Main F.	Dining	9' X 6'6						
Main F.	Kitchen	11'4 X 6'5						
Main F.	Master Bedroom	12'10 X 11'4						
Main F.	Den	10'8 X 5'1						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	940	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	940	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	940			8	

Listing Broker(s): (1) RE/MAX Austin Kay Realty

Top floor unit with an extra large 940 sq ft 1 bedroom plus den in Central Richmond. Prime location just steps to Richmond Center, shops, restaurants and public transportation. Secure parking and free laundry. Roof & boiler done in 2009.



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Richmond, Garden City
107 8760 BLUNDELL RD, V6Y 1K1

MLS# V1054605

Residential Attached
Active



List Price:	\$250,000	Previous Price:	
		Original Price:	\$250,000
Subdiv/Complex: BLUNDELL GARDENS			
Frontage:		Approx Yr Blt:	1983
Depth/Size:		PID:	001-963-171
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	RAM 1
Stories in Bldg:		Taxes:	\$1,009 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLK	Dist to School/Bus:	2 BLK
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Wall/Wall/Mixed, Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Wood	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Sundeck(s)				
Mngmt Co:	PACIFIC QUAROM	Property Disclosure:	N - COURT ORDER SALE		
Mngmt Ph:	604-685-3828	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
	Maint Fee: \$189.00				

Maint Charge Incl: Gardening, Management

Legal: PL NWS1802 LT 11 BLK 4N LD 36 SEC 21 RNG 6W STRATA LOT AS SHOWN ON FORM 1.
 Amenities: In Suite Laundry
 Features Incl:

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 14'						
Main F.	Dining	11' X 9'						
Main F.	Kitchen	11' X 6'						
Main F.	Bedroom	13'5 X 12'5						
Main F.	Bedroom	11'5 X 11'						
Main F.	Laundry	6' X 3'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,076	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,076	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,076			8	

Listing Broker(s): (1) RE/MAX 2000 Realty

Blundell Gardens! Spacious corner unit, 2 beds, 2 full baths, W/B-F/P, insuite laundry, entire unit needs updating throughout. Sliding doors to good size sundeck. Good Location to transit, shopping and park behind complex. Schedule A must accompany all offers. Rentals and pets allowed (To be confirmed with By-laws).



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Richmond, Brighthouse

MLS# V1048120

Residential Attached

354 8600 LANSDOWNE RD, V6X 3L6

Active



List Price:	\$282,000	Previous Price:	
		Original Price:	\$282,000
Subdiv/Complex: TIFFANY GARDENS			
Frontage:		Approx Yr Blt:	1988
Depth/Size:		PID:	011-750-871
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	N	Zoning:	RAM1
Stories in Bldg:	4	Taxes:	\$1,321 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	Yes
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	N		

Style of Home:	Upper Unit	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Block	Parking Facilities:	Garage Underbuilding
Exterior:	Stone, Vinyl, Wood		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Asphalt	Dist to Public Trans:	2
Renovations:		Units in Development:	60
Flooring:	Laminate	Locker:	
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0
Outdoor Area:	Patio(s)		
Mngmt Co:	BOWER PROPERTY	Property Disclosure:	Y
Mngmt Ph:	604-271-0220	Bylaw Restrictions:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed
	Maint Fee: \$310.46		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management

Legal: PL NWS2821 LT 44 BLK 4N LD 36 SEC 4 RNG 6W STRATA LOT AS SHOWN ON FORM 1.
 Amenities: In Suite Laundry
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 14'						
Main F.	Dining	14' X 11'						
Main F.	Kitchen	12' X 8'						
Main F.	Master Bedroom	14' X 11'						
Main F.	Bedroom	13' X 10'						
Main F.	Laundry	6' X 3'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,131	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,131	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,131			8	

Listing Broker(s): (1) Sutton Group - Seafair Realty

"Tiffany Gardens". This north facing property provides you the closest distance to Lansdowne Mall, Kwantlen University and restaurants. Minutes walk to transit and No 3 Road. Spacious two bedroom two bathroom unit on top floor of the building. Lots of potential with this unit. Newer roof. School Catchment: Cook Elementary & MacNeill Secondary.



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Richmond, McLennan North

MLS# V1044209

Residential Attached

1102 9188 HEMLOCK DR, V6Y 4J7

Active



List Price:	\$298,900	Previous Price:	\$309,900
		Original Price:	\$319,900
Subdiv/Complex: CASUARINA			
Frontage:		Approx Yr Blt:	2006
Depth/Size:		PID:	026-571-943
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	E	Age at List Date:	8
Stories in Bldg:		Zoning:	ZHR1
Flood Plain:		Bedrooms:	1
Meas. Type:		Bathrooms:	1
Fixtures Lsd:		Taxes:	\$1,338 (2013)
Fixt Removed:		If New GST/HST Incl:	
View:	Y - 180 DEGREE VIEW SOUTH TO NORTH		
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	1 Storey, Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	Garage Underbuilding		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	FIRST SERVICE RESIDENTIAL	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-683-8900	Bylaw Restrictions:	No Restrictions		
	Maint Fee: \$235.86				

Maint Charge Incl: Caretaker, Gardening, Gas, Hot Water, Management

Legal: PL BCS1691 LT 194 BLK 4N LD 36 SEC 10 RNG 6W STRATA LOT AS SHOWN ON FORM V
 Amenities: Bike Room, Exercise Centre, Garden, Pool; Indoor, Swirlpool/Hot Tub, Wheelchair Access
 Features Incl:

Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 11'2						
Main F.	Dining	8' X 11'2						
Main F.	Kitchen	9' X 9'						
Main F.	Master Bedroom	12'8 X 10'6						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	650	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	650	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	650			8	

Listing Broker(s): (1) RE/MAX Progroup Realty

Prestigious Casuarina at Hampton Park! Fabulous view in this 1 bedroom suite. Overlooking the greenbelt, city and mountains. Relax & enjoy this "open-plan" unit and take in all the spa-like amenities ... indoor pool, fitness centre, hot tub, steam room, sauna and clubhouse. Super location! Close to schools, restaurants, shopping, 21 acre park, transportation and easy access into Vancouver. Court-ordered Sale. Schedule A & C must accompany all offers.



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Richmond, Brighthouse South
206 8120 BENNETT RD, V6Y 1N5

MLS# V1041219

Residential Attached
Active



List Price:	\$334,900	Previous Price:	\$345,900
		Original Price:	\$345,000
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1988
Depth/Size:		PID:	012-823-236
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	W	Age at List Date:	26
Stories in Bldg:	3	Zoning:	RAM1
Flood Plain:	No	Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	N	Taxes:	\$1,505 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Other	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed, Vinyl				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	46	Total Units in Strata:	
Flooring:	Tile, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	LOUWIN INSURANCE	Property Disclosure:	N - Court Order Sale		
Mngmt Ph:	604-207-9316	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
	Maint Fee: \$305.81				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Management

Legal: PL NWS2921 LT 16 BLK 4N LD 36 SEC 16 RNG 6W STRATA LOT AS SHOWN ON FORM 1.
 Amenities: Elevator, In Suite Laundry
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	15' X 14'2						
Main F.	Bedroom	12'10 X 12'5						
Main F.	Kitchen	10' X 8'						
Main F.	Dining	14'8 X 8'10						
Main F.	Living Room	12'7 X 14'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	1,293	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,293	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,293			8	

Listing Broker(s): (1) Re/Max Metro Realty

BEST VALUE IN RICHMOND - Priced \$18,000 BELOW assessment value at under \$260/square feet, this large 2 bedroom suite is a rare find. Located in desirable Brighthouse South area, walking distance to schools, parks, Richmond Centre, Canada Line, library, community centers & so much more! Close to 1300 square feet of living space, featuring massive size bedrooms, lots of storage, walk-in pantry off kitchen & quiet court-yard facing view with two balconies! Well maintained & fully Rainscreened building. Call now for a showing to see this unbeatable value in central Richmond!!



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Richmond, Steveston South
101 5500 ANDREWS RD, V7E 6M9

MLS# V1046415

Residential Attached
Active



List Price:	\$339,000	Previous Price:	
		Original Price:	\$339,000
Subdiv/Complex: SOUTHWATER			
Frontage:		Approx Yr Blt:	1997
Depth/Size:		PID:	023-683-520
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	N	Zoning:	MF
Stories in Bldg:	4	Taxes:	\$1,320 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1 BLK	Dist to School/Bus:	2 BLKS
Renovations:		Units in Development:	129	Total Units in Strata:	129
Flooring:	Hardwood, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	WYNFORD GROUP	Property Disclosure:	Y		
Mngmt Ph:	604-261-0285	Bylaw Restrictions:	Pets Allowed, Rentals Allowed w/Restrictions		
	Maint Fee:	\$320.86			

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility

Legal: PL LMS2701 LT 1 BLK 3N LD 36 SEC 12 RNG 7W STRATA LOT AS SHOWN ON FORM 1.
 Amenities: Elevator, Exercise Centre
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings

Site Influences: Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'0 X 14'0						
Main F.	Dining	11'8 X 9'2						
Main F.	Kitchen	11'6 X 9'3						
Main F.	Master Bedroom	16'0 X 10'4						
Main F.	Bedroom	12'0 X 9'7						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	976	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	976	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:	6	7	
Grand Total Floor Area:	976			8	

Listing Broker(s): (1) RE/MAX Austin Kay Realty

OPEN MAR 23 SUN 2-4 PM. Spacious 976 sq ft ground level access feels like a townhome with your own private gated patio entrance from Andrews Road. This cute 2 bedroom and 2 bathroom unit is updated with designer colours & gleaming hardwood floors in living & dining rooms. Other features incl: slate tiles in the master ensuite, cozy gas fireplace, ensuite laundry & secured gated parking. Excellent location just steps to Steveston Village shops, restaurants, parks, marina or a stroll along the Dyke. Ready to move in anytime.