



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
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**Active**  
**R2103151**

Board: V  
Townhouse

**83 6300 BIRCH STREET**

Richmond  
McLennan North  
V6Y 4K3

Residential Attached

**\$979,000** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Approval Req?: **No**  
Exposure:  
If new, GST/HST inc?:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$225.93**

Original Price: **\$979,000**  
Approx. Year Built: **2004**  
Age: **12**  
Zoning: **RES**  
Gross Taxes: **\$2,997.22**  
For Tax Year: **2016**  
Tax Inc. Utilities?: **No**  
P.I.D.: **025-897-357**  
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **First Service Residential**

Mgmt. Co's Phone: **604-683-8900**

View: **No :**

Complex / Subdiv: **SPRINGBROOK BY CRESSEY**

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Style of Home: **2 Storey, Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Concrete, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric, Forced Air**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **2**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Garage; Double, Visitor Parking**  
Locker: **N**  
Dist. to Public Transit:  
Units in Development: **97**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **: SOLD AS IS WHERE IS**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**  
Legal: **PL BCS717 LT 27 BLK 4N LD 36 SEC 10 RNG 6W**

Amenities: **Garden, In Suite Laundry, Playground**

Site Influences: **Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby, Treed**  
Features: **Air Conditioning, Vacuum Blt. In, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'6	Above	Bedroom	9' x 10'3			x
Main	Living Room	11' x 16'6			x			x
Main	Dining Room	10'6 x 8'6			x			x
Main	Nook	7' x 8'			x			x
Main	Family Room	12' x 12'6			x			x
Main	Foyer	6' x 9'			x			x
Above	Master Bedroom	12'6 x 18'6			x			x
Above	Walk-In Closet	7' x 6'			x			x
Above	Laundry	9' x 6'			x			
Above	Bedroom	11'4 x 10'6			x			

Finished Floor (Main):	<b>812</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>950</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3	Above	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>1,762 sq. ft.</b>	# or % of Rentals Allowed: <b>4</b>			4				Garage Sz:
		Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor:	<b>0</b>	<b>Allwd w/Restrctns</b>			6				
Grand Total:	<b>1,762 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

Listing Broker(s): **RE/MAX Crest Realty Westside**

**RE/MAX Crest Realty Westside**

**This 2 level, 3 bedroom, 3 bath townhouse located in The Springbrook development, was built by Cressey & inspired by Frank Lloyd Wright. You will love the vaulted ceiling as you enter this spacious townhome, which has high-end finishings such as hardwood flooring, granite counter tops, & air conditioning. A lovely, fenced yard is your private oasis; perfect for the kids or entertaining. Enjoy the convenience of a double attached garage with side by side parking. There are paths and landscaping throughout while being close to parks, shopping, schools, & transit. This is what you have been waiting for. 2 pets. Call or text for more information or to view. OPEN HOUSE: Saturday & Sunday September 24/25 from 2:30 - 4pm.**



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**Active**  
**R2096232**  
Board: V  
Townhouse

**33 9699 SILLS AVENUE**

Richmond  
McLennan North  
V6Y 0C8

Residential Attached  
**\$919,900 (LP)**  
(SP)



Sold Date: Frontage (feet): Original Price: **\$968,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **2010**  
Depth / Size (ft.): Bedrooms: **4** Age: **6**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RTL3**  
Flood Plain: Full Baths: **2** Gross Taxes: **\$3,215.00**  
Approval Req?: Half Baths: **1** For Tax Year: **2016**  
Exposure: Maint. Fee: **\$290.12** Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **028-210-859**  
Mgmt. Co's Name: **Citybase Management Limited** Tour:  
Mgmt. Co's Phone: **604-708-8998**  
View: **No :**  
Complex / Subdiv: **KINSBRIDGE**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Water**  
Legal: **PL BCS3811 LT 33 BLK 4N LD 36 SEC 15 RNG 6W**

Amenities: **In Suite Laundry, Playground**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 9'1			x			x
Main	Kitchen	8' x 12'			x			x
Main	Nook	8'9 x 7'10			x			x
Main	Family Room	12'3 x 16'			x			x
Above	Bedroom	10'9 x 10'6			x			x
Above	Bedroom	9'1 x 12'2			x			x
Above	Bedroom	10'8 x 12'9			x			x
Above	Master Bedroom	13'11 x 11'9			x			x
Above	Laundry	4'11 x 6'8			x			
		x			x			

Finished Floor (Main): <b>772</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,028</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3	Above	5	Yes	Pool:
Finished Floor (Total): <b>1,800 sq. ft.</b>	# or % of Rentals Allowed <b>5</b>			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor: <b>0</b>	<b>Allwd w/Restrctns</b>			6				
Grand Total: <b>1,800 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Rarely available duplex style, 4-bedroom, 2.5 bath townhouse with a side-by-side garage. Unit does not face No. 4 Road. Radiant heat on both floors, HRV, central vacuum, granite countertops. Hot water tank replaced in June 2016. Conveniently located close to parks, shopping and transport. School catchment: DeBeck Elementary, Palmer Secondary.**



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**Active**  
**R2075673**

Board: V  
Apartment/Condo

**1705 9133 HEMLOCK DRIVE**

Richmond  
McLennan North  
V6Y 4J9

Residential Attached

**\$529,900** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Approval Req?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**  
Mgmt. Co's Phone: **604-683-8900**  
View: **Yes: MOUNTAINS**  
Complex / Subdiv: **SEQUOIA**  
Services Connected: **Electricity, Natural Gas, Water**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$330.59**

Original Price: **\$549,900**  
Approx. Year Built: **2005**  
Age: **11**  
Zoning: **ZLR15**  
Gross Taxes: **\$1,893.41**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **026-123-720**  
Tour:

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

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Locker:  
Dist. to Public Transit: **0.5 BLK** Dist. to School Bus: **1 BLK**  
Units in Development: **252** Total Units in Strata:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**  
Legal: **PL BCS1060 LT 245 BLK 4N LD 36 SEC 10 RNG 6W PLUS ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 11'6			x			x
Main	Dining Room	10'9 x 10'			x			x
Main	Kitchen	8'9 x 8'3			x			x
Main	Master Bedroom	12'6 x 11'3			x			x
Main	Bedroom	13' x 10'			x			x
Main	Den	8'6 x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>948</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>948 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>No Restrictions</b>			5				Door Height:
Grand Total:	<b>948 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty**

**Sequoia by Cressey. Close to Richmond Center, park, school and public transit. This bright 2 bed & 2 bath east facing unit has unobstructed city and mountain view. Fantastic clubhouse amenities. Book you showing today!**



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**Active**  
**R2111236**

Board: V  
Apartment/Condo

**333 7480 ST. ALBANS ROAD**

Richmond  
Brighthouse South  
V6Y 2K6

Residential Attached

**\$214,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$214,900</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>1991</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>25</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RAM1</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$837.57</b>
Approval Req?:	Half Baths: <b>0</b>	For Tax Year: <b>2016</b>
Exposure:	Maint. Fee: <b>\$236.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>017-481-406</b>
Mgmt. Co's Name: <b>AA Property Management</b>		Tour:
Mgmt. Co's Phone: <b>604-207-2002</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>Buckingham Place</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		

Style of Home: **Inside Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other, Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage Underbuilding**  
Locker: **Y**  
Dist. to Public Transit: **Close**  
Units in Development: **35**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**  
Dist. to School Bus: **Close**  
Total Units in Strata: **35**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**  
Legal: **STRATA LOT 27 BLOCK 4N LAND DIST 36 SECTION 16 RANGE 6W STRATA PLAN LMS 137**

Amenities: **Elevator, In Suite Laundry, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Intercom**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 12'			x			x
Main	Dining Room	8'4 x 7'			x			x
Main	Kitchen	7'8 x 7'8			x			x
Main	Bedroom	12' x 11'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>624</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>624 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor: <b>0</b>	<b>Allwd w/Restrctns</b>			6				
Grand Total: <b>624 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Top floor east facing unit on the quiet side of the building. 1 bedroom, 1 bathroom, 1 underground secured parking spot and 1 locker. Great location close to shopping, transit, park and all other amenities. Unit has in-suite laundry as well. Pets allowed with restrictions but rentals are at max right now.**





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**Active**  
**R2107361**  
Board: V  
Apartment/Condo

**205 6655 LYNAS LANE**

Richmond  
Riverdale RI  
V7C 3K8

Residential Attached

**\$214,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$214,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1981**  
Depth / Size (ft.): Bedrooms: **1** Age: **35**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RAL1**  
Flood Plain: Full Baths: **1** Gross Taxes: **\$669.42**  
Approval Req?: Half Baths: **0** For Tax Year: **2016**  
Exposure: Maint. Fee: **\$285.02** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **001-931-016**  
Mgmt. Co's Name: **RE/MAX PPTY MGMT** Tour:  
Mgmt. Co's Phone:  
View: **Yes: GREEN SPACE**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Water**  
Legal: **PL NWS1730 LT 74 BLK 4N LD 36 SEC 12 RNG 7W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **Shared Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 11'5			x			x
Main	Dining Room	11' x 6'9			x			x
Main	Kitchen	7'5 x 6'4			x			x
Main	Bedroom	13'2 x 10'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>692</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>692 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>692 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**Bright spacious one-bedroom faces south and overlooks green space between West Richmond Community Centre and Burnet School. Excellent location, easy access to transit, shops, grocery and recreation.**



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**Active**  
**R2092274**

Board: V  
Apartment/Condo

**219 3411 SPRINGFIELD DRIVE**

Richmond  
Steveston North  
V7E 1Z1

Residential Attached

**\$199,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$209,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1971</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>45</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>RAL1</b>
Flood Plain: <b>Yes</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$748.35</b>
Approval Req?:	Half Baths: <b>1</b>	For Tax Year: <b>2016</b>
Exposure:	Maint. Fee: <b>\$308.56</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>001-087-771</b>
Mgmt. Co's Name: <b>REMAX PROPERTY MGMT</b>		Tour:
Mgmt. Co's Phone: <b>604-821-2999</b>		
View: <b>No :</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		

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

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

Total Parking: **1** Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Locker: **Y**  
Dist. to Public Transit: **1/2 BLK**  
Units in Development:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish:

Maint Fee Inc: **Gardening, Hot Water, Management**  
Legal: **PL NWS69 LT 48 BLK 4N LD 36 SEC 34 RNG 7W**

Amenities: **Elevator, Shared Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 7'			x			x
Main	Dining Room	9' x 8'			x			x
Main	Living Room	14' x 11'			x			x
Main	Master Bedroom	12' x 13'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Patio	4' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	960	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	2	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>N</b>	3				Pool:
Finished Floor (Total):	960 sq. ft.	# or % of Rentals Allowed <b>8</b>			4				Garage Sz:
		Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor:	0	<b>Allwd w/Restrctns</b>			6				
Grand Total:	960 sq. ft.	Basement: <b>None</b>			7				
					8				

Listing Broker(s): **Royal LePage Sterling Realty**

**Looking for a great project? This 2 bcd/2bath apartment is looking for a handyman to inject a little TLC. Great investment potential. Located in a great neighborhood close to shopping and minutes from historic Steveston. Patio is enclosed and could be office/den. Includes 1 parking stall and storage locker.**