



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



**Active**  
**V1108166**

Board: V  
Apartment/Condo

**305 3051 AIREY DRIVE**

Richmond  
West Cambie  
V6X 3X6

Residential Attached

**\$154,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Approval Req?:  
Exposure: **South**  
If new, GST/HST inc?:  
Mgmt. Co's Name: **RE/MAX**  
Mgmt. Co's Phone: **604-821-2999**  
View: **Yes: GREEN BELT**  
Complex / Subdiv: **BRIDGEPORT COURT**  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$302.31**

Original Price: **\$198,000**  
Approx. Year Built: **1994**  
Age: **21**  
Zoning: **RAM1**  
Gross Taxes: **\$887.00**  
For Tax Year: **2014**  
Tax Inc. Utilities?: **No**  
P.I.D.: **018-636-888**

Style of Home: **End Unit, Penthouse**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
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: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage Underbuilding**  
Locker: **Y**  
Dist. to Public Transit: **CLOSE**  
Units in Development:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Maint Fee Inc: **Gardening, Management**  
Legal: **PL LMS1254 LT 46 BLK 5N LD 36 SEC 26 RNG 6W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYI**

Amenities: **Elevator**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 8'			x			x
Main	Dining Room	8'6 x 10'			x			x
Main	Living Room	15' x 16'			x			x
Main	Bedroom	10'6 x 13'			x			x
Main	Foyer	4' x 16'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>652</b>	# of Rooms:	<b>5</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						2								Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:						3								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		4								Pool:
Finished Floor (Total):	<b>652 sq. ft.</b>	# or % of Rentals Allowed:						5								Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict:	<b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>					6								Door Height:
Grand Total:	<b>652 sq. ft.</b>	Basement:	<b>None</b>					7								
								8								

Listing Broker(s): **RE/MAX Progroup Realty (Del)**

**COURT ORDER SALE. Being sold 'AS-IS, WHERE-IS'. Top floor, end unit with quiet and sunny south exposure overlooking the green-belt. Huge 6' x 32' sunny deck with access from both the living room and master bedroom. Fabulous location conveniently located close to shopping, transit, schools & recreation. The listing agent is only representing the Seller and all public inquiries must go through their own Realtor. Some notice to show please.**



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**Active**  
**R2003061**

Board: V  
Apartment/Condo

**706 7040 GRANVILLE AVENUE**

Richmond  
Brighthouse South  
V6Y 3W5

Residential Attached

**\$250,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$262,500</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1990</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>25</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RCL1</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,206.14</b>
Approval Req?:	Half Baths: <b>0</b>	For Tax Year: <b>2015</b>
Exposure:	Maint. Fee: <b>\$166.67</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>015-188-400</b>
Mgmt. Co's Name: <b>self-managed</b>		
Mgmt. Co's Phone: <b>604-279-5432</b>		
View: <b>Yes: MOUNTAINS &amp; VANCOUVER ISLAND</b>		
Complex / Subdiv: <b>PANORAMA PLACE</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: **Inside Unit, Upper Unit**  
Construction: **Concrete**  
Exterior: **Concrete, Glass, 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: **Front**  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit: **0.5 BLK**  
Units in Development:  
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, Recreation Facility**  
Legal: **PL NWS2049 LT 124 BLK 4N LD 36 SEC 17 RNG 6W NWD**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Sauna/Steam Room**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 10'			x			x
Main	Dining Room	8'1 x 6'4			x			x
Main	Kitchen	8'8 x 6'4			x			x
Main	Master Bedroom	14'2 x 10'2			x			x
Main	Bedroom	11'2 x 8'7			x			x
Main	Patio	10' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	840	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	840 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: <b>Pets Not Allowed, Rentals Allwd w/Restrctns</b>			5				Door Height:
Grand Total:	840 sq. ft.	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Macdonald Realty (152)**

**Macdonald Realty (152)**

**Large 840 sq ft 2 bedroom condo on 7th floor in Panorama Place. Bright unit with west-facing views of the mountains and island. Unit features laminate floors, newer laminate kitchen countertops. This CONCRETE condo complex is steps to Minoru Park, rec centre, pool, library, and seniors' centre. Maintenance fees includes City of Richmond utilities. Well-managed complex with great amenities - sauna, fitness centre, and more. Visit realtor's website for more photos and details.**



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**Active**  
**R2008537**

Board: V  
Apartment/Condo

**106 7500 MINORU BOULEVARD**

Richmond  
Brighthouse South  
V6Y 1Z5

Residential Attached

**\$299,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$299,000**  
Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1985**  
Depth / Size (ft.): **0** Bedrooms: **2** Age: **30**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RAM1**  
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,060.08**  
Approval Req?: **No** Half Baths: **1** For Tax Year: **2015**  
Exposure: **North** Maint. Fee: **\$297.37** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **003-377-822**  
Mgmt. Co's Name: **BAYWEST**  
Mgmt. Co's Phone: **604-257-0325**  
View: **No :**  
Complex / Subdiv: **CARMEL POINTE**  
Services Connected: **Electricity, Sanitary Sewer, Septic, Water**

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Wood**  
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: **Side**  
Parking: **Garage Underbuilding**  
Locker: **N**  
Dist. to Public Transit: **CLOSE**  
Units in Development: **49** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**  
Legal: **PL NWS2375 LT 6 BLK 4N LD 36 SEC 17 RNG 6W**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Dining Room	9' x 9'			x			x
Main	Master Bedroom	13' x 11'			x			x
Main	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>990</b>	# of Rooms:	<b>5</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>2</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	<b>990 sq. ft.</b>	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	<b>Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed</b>					5				Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>					6				
Grand Total:	<b>990 sq. ft.</b>							7				
								8				

Listing Broker(s): **RE/MAX Westcoast**

**CARMEL POINTE** newly rainscreened building. 2 bedroom, 1 1/2 bath north facing unit with a great layout. Convenient central location close to Minoru Park and Richmond Centre. Only a few minutes' walk to all amenities including shopping, restaurants, Canada Line and recreational facilities. Adult oriented building: 19 years + and no rentals allowed. Cats allowed but no dogs.



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**Active**  
**R2009605**

Board: V  
Apartment/Condo

**703 8280 LANSDOWNE ROAD**

Richmond  
Brighthouse  
V6X 0B2

Residential Attached

**\$467,800** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$495,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **2008**  
Depth / Size (ft.): Bedrooms: **2** Age: **7**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CDT1**  
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,926.39**  
Approval Req?: Half Baths: **0** For Tax Year: **2015**  
Exposure: **Northeast** Maint. Fee: **\$410.74** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **027-609-481**  
Mgmt. Co's Name: **PACIFIC QUORUM**  
Mgmt. Co's Phone:  
View: **Yes: CITY AND MOUNTAIN**  
Complex / Subdiv: **VERSANTE**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**  
Construction: **Concrete**  
Exterior: **Concrete, Glass, Metal**  
Foundation: **Concrete Slab**  
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: **Side**  
Parking: **Garage; Underground, Tandem Parking**  
Locker: **N**  
Dist. to Public Transit: **0.5BLOCK**  
Units in Development: **185**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes: PLEASE CONTACT AGENT**  
Floor Finish: **Laminate, Other, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
Legal: **PL BCS3043 LT 30 BLK 4N LD 36 SEC 4 RNG 6W**

Amenities: **Club House, Elevator, Guest Suite, In Suite Laundry, Playground, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9" x 11'3"			x			x
Main	Kitchen	7'9" x 7'			x			x
Main	Dining Room	11'3" x 7'4"			x			x
Main	Master Bedroom	12'6" x 12'			x			x
Main	Bedroom	11'6" x 9'9"			x			x
Main	Den	7' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,026	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	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):	1,026 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Grand Total:	1,026 sq. ft.	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Oakwyn Realty Ltd.**

**Large 2 bed plus DEN unit in highrise concrete building Versante in central Richmond. North East facing corner unit with view of the city and Northshore mountains. Located right across Lansdowne Mall and just 5-minute walk to Lansdowne skytrain station and Kwantlen University. Both bedrooms have ensuites and 2 parking stalls are included. Great investment for living in or renting out. Pets and rentals allowed. Open house Sunday Dec 13 from 3-5pm.**





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**Active**  
**R2020422**

Board: V  
Townhouse

**14 6233 KATSURA STREET**

Richmond  
McLennan North  
V6Y 4K1

Residential Attached

**\$515,000** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain: **No**  
Approval Req?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:  
View: **No :**  
Complex / Subdiv: **HAMPTONS PARK**  
Services Connected: **Electricity**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$378.53**

Original Price: **\$515,000**  
Approx. Year Built: **2005**  
Age: **10**  
Zoning: **ZHR1**  
Gross Taxes: **\$2,014.86**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **026-121-492**

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

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

Total Parking: **1** Covered Parking: **1**  
Parking: **Garage; Underground**  
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:

Parking Access:  
Locker:  
Dist. to School Bus:  
Total Units in Strata:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management**  
Legal: **PL BCS1060 LT 22 BLK 4N LD 36 SEC 10 RNG 6W**

Amenities: **Bike Room, Club House, Garden, Pool; Indoor, Recreation Center**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 18'			x			x
Main	Kitchen	12' x 9'			x			x
Main	Dining Room	12' x 8'			x			x
Below	Bedroom	10' x 11'			x			x
Below	Master Bedroom	16' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>570</b>	# of Rooms:	<b>5</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>635</b>	Restricted Age:						2	<b>Below</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3	<b>Below</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,205 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>1,205 sq. ft.</b>	Basement: <b>None</b>						6				
								7				
								8				

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

**Court order sale, 2 level top floor concrete t-home, at Hampton's Park. Home features granite counter tops, 2.5 baths, insuite laundry, fireplace. Great facilities and close to shopping, allow time for showings. First Showings / Open House Saturday Dec 19th 2-4pm**