



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
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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:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Approval Req?:  
Exposure: **Northeast**  
If new, GST/HST inc?:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$410.74**

Original Price: **\$495,000**  
Approx. Year Built: **2008**  
Age: **8**  
Zoning: **CDT1**  
Gross Taxes: **\$1,926.39**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
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 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:
		Bylaw Restrict: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	1,026 sq. ft.	Basement: <b>None</b>			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. Court Date is set on Jan. 25, 2016.**



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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: **11**  
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

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. OPEN HOUSE: SUNDAY, JANUARY 24TH 2-4PM**