



Presented by:  
**Nikki Cvitanovic**

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**Active**  
**R2201207**

Board: V  
Apartment/Condo

**306 8540 CITATION DRIVE**

Richmond  
Brighthouse  
V6Y 3A3

Residential Attached

**\$328,888** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$328,888**  
Meas. Type: Frontage (metres): Approx. Year Built: **1980**  
Depth / Size (ft.): Bedrooms: **2** Age: **38**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **025**  
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$615.53**  
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**  
Exposure: **West** Maint. Fee: **\$310.00** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: **No** P.I.D.: **001-784-285**  
Mgmt. Co's Name: **PACIFIC QUORUM** Tour:  
Mgmt. Co's Phone: **604-695-3828**  
View: **Yes: CITY VIEW**  
Complex / Subdiv: **BELMONT PARK**  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Inside Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Locker: **N**  
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1/2 BLK**  
Units in Development: **74** Total Units in Strata: **74**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**  
Legal: **PL NWS1374 LT 55 BLK 4N LD 36 SEC 9 RNG 6W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **Club House, Elevator, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Shared Laundry**

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

| Floor | Type           | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 14' x 14'  |       |      | x          |       |      | x          |
| Main  | Kitchen        | 8' x 8'    |       |      | x          |       |      | x          |
| Main  | Dining Room    | 10' x 9'   |       |      | x          |       |      | x          |
| Main  | Master Bedroom | 14' x 11'  |       |      | x          |       |      | x          |
| Main  | Bedroom        | 11' x 9'   |       |      | x          |       |      | x          |
|       |                | x          |       |      | x          |       |      | x          |
|       |                | x          |       |      | x          |       |      | x          |
|       |                | x          |       |      | x          |       |      | x          |
|       |                | x          |       |      | x          |       |      | x          |
|       |                | x          |       |      | x          |       |      | x          |

|                            |                    |                            |                                      |                |          |              |          |      |       |             |           |                |
|----------------------------|--------------------|----------------------------|--------------------------------------|----------------|----------|--------------|----------|------|-------|-------------|-----------|----------------|
| Finished Floor (Main):     | <b>864</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>3</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>864 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>864 sq. ft.</b> | Basement:                  | <b>None</b>                          |                |          |              |          | 7    |       |             |           |                |
|                            |                    |                            |                                      |                |          |              |          | 8    |       |             |           |                |

Listing Broker(s): **Dexter Associates Realty**

**COURT ORDER SALE - ATTENTION RENOVATORS AND INVESTORS- FANTASTIC CENTRAL RICHMOND CONDO** Being sold 'AS-IS, WHERE-IS'. This large two bedroom/one bath unit is completely ready for ALL your finishing touches - in a well maintained CONVENIENTLY LOCATED strata building. Amazing central location blocks away from ALL the amenities on an outstanding street! The Buyer/s should independently verify all listing information. Pets & Rentals Allowed w/Rest.Parking: E16 ACCEPTED OFFER \$308,000 - COURT DATE: FEB 1/18 9:45AM SUPREME COURT OF BC NEW WESTMINSTER



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**Active**  
**R2234335**  
Board: V  
Apartment/Condo

**304 5619 CEDARBRIDGE WAY**

Richmond  
Brighthouse  
V6X 0P8

Residential Attached

**\$558,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

|   |                             |                                  |
|---|-----------------------------|----------------------------------|
| Sold Date:  | Frontage (feet):            | Original Price: <b>\$558,000</b> |
| Meas. Type:   | Frontage (metres):          | Approx. Year Built: <b>2017</b>  |
| Depth / Size (ft.):   | Bedrooms: <b>1</b>          | Age: <b>1</b>                    |
| Lot Area (sq.ft.): <b>0.00</b>                                | Bathrooms: <b>1</b>         | Zoning: <b>RCL2</b>              |
| Flood Plain:  | Full Baths: <b>1</b>        | Gross Taxes: <b>\$0.00</b>       |
| Council Apprv?:   | Half Baths: <b>0</b>        | For Tax Year: <b>2017</b>        |
| Exposure:   | Maint. Fee: <b>\$270.00</b> | Tax Inc. Utilities?: <b>No</b>   |
| If new, GST/HST inc?:   |                             | P.I.D.: <b>030-206-367</b>       |
| Mgmt. Co's Name:  |                             | Tour:                            |
| Mgmt. Co's Phone:   |                             |                                  |
| View: :   |                             |                                  |
| Complex / Subdiv: <b>TEMPO</b>                                |                             |                                  |
| Services Connected: <b>Electricity, Sanitary Sewer, Water</b> |                             |                                  |

Style of Home: **Inside Unit**  
Construction: **Concrete**  
Exterior: **Concrete, Glass, Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Heat Pump**  
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: **Side**  
Parking: **Garage Underbuilding**  
Locker:  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**  
Units in Development: **239** Total Units in Strata:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Maint Fee Inc: **Other**  
Legal: **PL EPS4199 LT 83 BLK 4N LD 36 SEC 5 RNG 6W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, Garden, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

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

|  |  |                         |                       |      |       |             |          |                |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): <b>567</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  | 3           | 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>567 sq. ft.</b> | # or % of Rentals Allowed:                           |                         |                       | 4    |       |             |          | Garage Sz:     |
|  | Bylaw Restrict: <b>Pets Allowed, Rentals Allowed</b> |                         |                       | 5    |       |             |          | Door Height:   |
| Unfinished Floor: <b>0</b>                 |  |                         |                       | 6    |       |             |          |                |
| Grand Total: <b>567 sq. ft.</b>            | Basement: <b>None</b>                                |                         |                       | 7    |       |             |          |                |
|  |  |                         |                       | 8    |       |             |          |                |

Listing Broker(s): **Maxcel Westcoast Realty Ltd.**

**Central Location. Tempo by Amacon is conveniently located within 10 minutes walking distance to Canada Line, two community centres, shopping, restaurants and local services in Oval Village. Tempo Club offers deluxe amenities such as indoor pool and exercise centre.**