



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2111236

Board: V
Apartment/Condo

333 7480 ST. ALBANS ROAD

Richmond
Brighthouse South
V6Y 2K6

Residential Attached

\$204,900 (LP)

(SP)



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

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):	624	# of Rooms:	4	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	624 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns						6				
Grand Total:	624 sq. ft.	Basement:	None					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):	692	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	692 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	692 sq. ft.	Basement: None			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
R2121438
Board: V
Apartment/Condo

125 8880 JONES ROAD

Richmond
Brighthouse South
V6Y 3Z1

Residential Attached

\$388,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$388,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1993
Depth / Size (ft.):	Bedrooms: 2	Age: 23
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RAM1
Flood Plain: Exempt	Full Baths: 2	Gross Taxes: \$1,096.00
Approval Req?:	Half Baths: 0	For Tax Year: 2016
Exposure: Southwest	Maint. Fee: \$318.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 018-201-695
Mgmt. Co's Name: REMAX PPTY MGMT		Tour:
Mgmt. Co's Phone: 604-821-2999		
View: No :		
Complex / Subdiv: REDONDA		
Services Connected: Electricity, Water		

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
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: **2** Covered Parking: **2**
Parking: **Garage; Underground**
Dist. to Public Transit: **NEAR**
Units in Development: **154**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Parking Access: **Front**
Locker: **N**
Dist. to School Bus: **NEAR**
Total Units in Strata: **154**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management**
Legal: **PL LMS818 LT 17 BLK 4N LD 36 SEC 16 RNG 6W**

Amenities: **Bike Room, Elevator, In Suite Laundry, Recreation Center**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 10'			x			x
Main	Dining Room	6' x 8'			x			x
Main	Kitchen	8' x 10'			x			x
Main	Master Bedroom	13' 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): 930	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 930 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allwd w/Restrctns			6				
Grand Total: 930 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

Centrally located Redonda by Adera is only steps away from schools, parks, shopping & transit. Spacious 2 bed + 2 bath condo, great layout, insuite laundry and storage, 2 parking stalls. Well kept building with lots of recent upgrades.



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Active
R2075673

Board: V
Apartment/Condo

1705 9133 HEMLOCK DRIVE

Richmond
McLennan North
V6Y 4J9

Residential Attached

\$519,000 (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**
Units in Development: **252**
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):	948	# 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	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	948 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: No Restrictions			5				Door Height:
Grand Total:	948 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

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
R2117851

Board: V
Townhouse

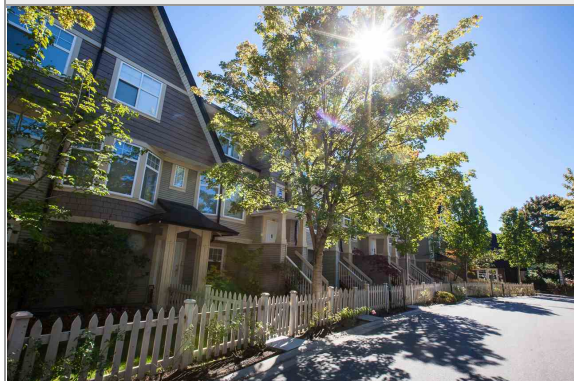
22 3711 ROBSON COURT

Richmond
Terra Nova
V7C 5T8

Residential Attached

\$638,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$638,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1999
Depth / Size (ft.):	Bedrooms: 2	Age: 17
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: ZT27
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,881.65
Approval Req?:	Half Baths: 0	For Tax Year: 2016
Exposure:	Maint. Fee: \$230.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 024-310-808
Mgmt. Co's Name: First Service Residential		Tour:
Mgmt. Co's Phone:		
View: :		
Complex / Subdiv: TENNYSON GARDENS		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
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: **No**
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Caretaker, Gardening, Management, Recreation Facility, Snow removal**
Legal: **PL LMS3191 LT 52 BLK 4N LD 36 SEC 10 RNG 7W**

Amenities: **Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor**

Site Influences: **Golf Course Nearby, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Security - RI**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'3 x 12'7			x			x
Main	Living Room	24' x 12'8			x			x
Above	Master Bedroom	12' x 14'			x			x
Above	Bedroom	13' x 9'2			x			x
Below	Den	12' x 10'			x			x
Below	Foyer	9' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 552	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 559	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below): 165	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,276 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allwd w/Restrctns			6				
Grand Total: 1,276 sq. ft.	Basement: Partly Finished			7				
				8				

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

Tennyson Gardens by Polygon in Terra Nova. Spacious two bedroom and two full bath townhome with den below. Large open concept living and dining room off bright kitchen. Large bathroom off master bedroom. Great West Richmond neighbourhood with excellent schools. Check out the outdoor pool. Close to shopping, city center, Quilchena Golf Course, the dyke and all Terra Nova has to offer. Showings require at least 24 hours notice.