



Presented by:

Nicky Tu

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KW ELITE REALTY
KELLERWILLIAMS.**Active**
R2125607Board: V
Apartment/Condo**702 7555 ALDERBRIDGE WAY**

Richmond

Brighthouse

V6X 4L3

Residential Attached

\$345,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$345,000**
 Meas. Type: **Metres** Frontage (metres): Approx. Year Built: **2007**
 Depth / Size (ft.): **0.0** Bedrooms: **1** Age: **9**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CDT1**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,251.31**
 Approval Req?: Half Baths: **0** For Tax Year: **2016**
 Exposure: **West** Maint. Fee: **\$197.96** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **027-193-187**
 Tour:
 Mgmt. Co's Name: **FIRST SERVICE**
 Mgmt. Co's Phone: **604-683-8900**
 View: **:**
 Complex / Subdiv: **OCEAN WALK**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**
 Construction: **Concrete, Concrete Block**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**
 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: **1** Covered Parking: Parking Access: **Side**
 Parking: **Garage Underbuilding, Visitor Parking**
 Locker:
 Dist. to Public Transit:
 Units in Development: **256** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata:
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management**
 Legal: **PL BCS2497 LT 22 BLK 4N LD 36 SEC 5 RNG 6W STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Club House, Exercise Centre, Guest Suite, In Suite Laundry, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'4 x 12'10			x			x
Main	Dining Room	11'4 x 8'8			x			x
Main	Kitchen	8'9 x 8'0			x			x
Main	Master Bedroom	9'10 x 11'6			x			x
Main	Den	6'3 x 6'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	662	# of Rooms:	5	# 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):	662 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed					5				Door Height:
Unfinished Floor:	0	Basement:	None					6				
Grand Total:	662 sq. ft.							7				
								8				

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

Welcome to the Ocean Walk complex! This spacious and bright 1 bedroom and den is well-maintained, featuring granite countertops, stainless steel appliances, and laminate flooring. Centrally located, you're walking distance from the skytrain station, Lansdowne Mall, the Olympic Oval, and T&T Supermarket. OPEN HOUSE DEC 3 & 4 2PM-4PM!



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Active
R2121438
 Board: V
 Apartment/Condo

125 8880 JONES ROAD
 Richmond
 Brighthouse South
 V6Y 3Z1

Residential Attached
\$378,000 (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: **\$307.22** 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 Access: **Front**
 Parking: **Garage; Underground**
 Locker: **N**
 Dist. to Public Transit: **NEAR**
 Units in Development: **154** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold Strata** Total Units in Strata: **154**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

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. Foreclosure sale, need cleaning/updating. Open House Saturday December 10th 1pm to 3pm.



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Active
R2126680
 Board: V
 Apartment/Condo

108 9399 ODLIN ROAD

Richmond
 West Cambie
 V6X 0J6

Residential Attached

\$415,000 (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: **AWM Alliance**
 Mgmt. Co's Phone: **604-685-3227**
 View: **:**
 Complex / Subdiv: **Mayfair Place**
 Services Connected: **Electricity, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$298.25**

Original Price: **\$415,000**
 Approx. Year Built: **2012**
 Age: **4**
 Zoning: **ZLR24**
 Gross Taxes: **\$1,387.75**
 For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 P.I.D.: **028-913-001**
 Tour:

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Locker: **N**
 Dist. to Public Transit:
 Units in Development: **145**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate**

Maint Fee Inc: **Caretaker, Gardening, Management**
 Legal: **PL BCS4488 LT 86 BLK 5N LD 36 SEC 34 RNG 6W**

Amenities: **Club House, Exercise Centre, Pool; Outdoor**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	10' x 13'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Living Room	11'4' x 11'6'			x			x
Main	Dining Room	11'4' x 9'			x			x
Main	Kitchen	8'6' x 8'6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 776	# of Rooms: 5	# 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): 776 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 776 sq. ft.				7				
				8				

Listing Broker(s): **Magsen Realty Inc.**

Great Location- Easy Access to Oak and Airport Bridges. Close to Skytrain, Aberdeen Centre, Landsdowne Mall, Richmond Centre & YVR. 1st floor unit with patio facing east. Quiet unit, nice finishing. Court Ordered Sale- Sold As Is Property is currently rented - 24 hours notice required. All offers are subject to court approval and required Schedule A. Measurements are based on estimates and buyer is to verify.



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Active
R2117851

Board: V
 Townhouse

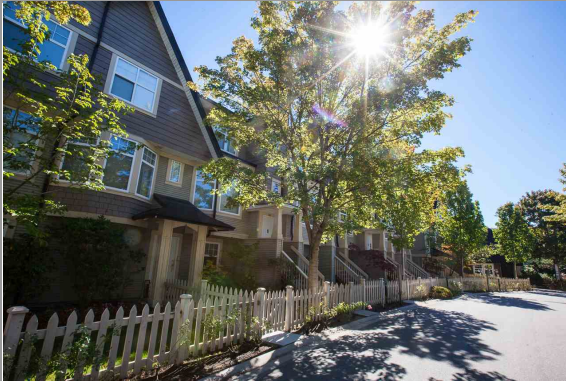
22 3711 ROBSON COURT

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**
 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.



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Active
R2123016

Board: V
 Townhouse

6 9100 NO 3 ROAD

Richmond
 Saunders
 V7A 1V9

Residential Attached

\$724,900 (LP)

(SP)



Sold Date:
 Meas. Type: **Feet**
 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:
 Services Connected: **Electricity**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$186.86**

Original Price: **\$749,000**
 Approx. Year Built: **2013**
 Age: **3**
 Zoning: **RTL4**
 Gross Taxes: **\$2,725.35**
 For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 P.I.D.: **029-177-014**
 Tour:

Style of Home: **2 Storey w/ Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**

Locker:
 Dist. to Public Transit: **CLOSE BY**
 Units in Development:
 Title to Land: **Freehold Strata**
 Dist. to School Bus: **CLOSE BY**
 Total Units in Strata:

Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Other**
 Legal: **SL6 SEC28 B4N R6W NWD SP ESP 1706**

Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'			x			x
Main	Dining Room	11' x 8'3			x			x
Main	Kitchen	8'7 x 8'5			x			x
Above	Master Bedroom	12'1 x 10'11			x			x
Above	Bedroom	9'4 x 8'6			x			x
Above	Bedroom	12' x 9'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	536	# of Rooms: 6	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	706	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total):	1,242 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/ Rest., Rentals			5				Door Height:
Grand Total:	1,242 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Golden Phoenix RE Services**

"VOGUE" Modern, Luxury! Only 3 years old, 3 bedrooms, 2.5 bathroom, double garage parking. Located in great central Richmond. Functional layout with 9' ceiling on main floor and open kitchen. Extensive crown molding, designer color scheme, granite counter tops in kitchen and bathroom. Conveniently located both level schools (Lee Elementary & McRoberts Secondary), bus, shopping center nearby.