



Presented by:
Nicky Tu
 Keller Williams Elite (MplRd)
 Phone: 604-767-5913
 nickyhmtu@gmail.com



Active
R2082659

Board: V
 Apartment/Condo

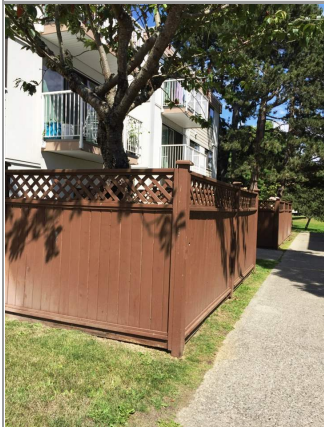
105 7200 LINDSAY ROAD

Richmond
 Granville
 V7C 3M6

Residential Attached

\$112,900 (LP)

(SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Approval Req?: **No**
 Exposure:
 If new, GST/HST inc?:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **1**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$294.55**

Original Price: **\$112,900**
 Approx. Year Built: **1974**
 Age: **42**
 Zoning: **APT**
 Gross Taxes: **\$0.00**
 For Tax Year:
 Tax Inc. Utilities?:
 P.I.D.: **800-105-657**
 Tour:

Mgmt. Co's Name: **WESTSEA CONSTRUCTION**
 Mgmt. Co's Phone: **604-681-2727**
 View: **:**
 Complex / Subdiv: **SUSSEX SQUARE**
 Services Connected: **Electricity, Water**

Style of Home: **Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking:
 Parking: **Open** Parking Access: **Front**
 Locker: **N**
 Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1 BLK**
 Units in Development:
 Title to Land: **Leasehold prepaid-Strata** Total Units in Strata:
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate, Mixed, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Taxes, Water**
 Legal: **PL41492 LT 247 B4N LD 36 SEC 13 R7W PID 008-290-898**

Amenities: **Shared Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			x			x
Main	Dining Room	8' x 8'			x			x
Main	Kitchen	8' x 7'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Storage	5' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 646	# 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): 646 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Not Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 646 sq. ft.	Basement: None			7				
				8				

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

Court Ordered Sale! 1 bedroom, 1 bath unit in Sussex Garden. Updates include newer laminate floor, kitchen cabinets and granite counter tops. Great floor plan and the unit is bright. It has a private fenced patio. Complex with building envelope, newer vinyl windows, balcony door and balcony. Walking distance to schools and shopping. 1 parking (#272).



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KW ELITE REALTY
KELLERWILLIAMS.**Active**
R2049150Board: V
Apartment/Condo**307 8080 RYAN ROAD**Richmond
South Arm
V7A 2E5

Residential Attached

\$133,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$159,000**
 Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1975**
 Depth / Size (ft.): **0** Bedrooms: **2** Age: **41**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RAM1**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$0.00**
 Approval Req?: Half Baths: **0** For Tax Year:
 Exposure: **Southeast** Maint. Fee: **\$345.00** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **800-103-664**
 Tour:
 Mgmt. Co's Name: **WESTEA CONSTRUCTION**
 Mgmt. Co's Phone: **604-681-2727**
 View: **Yes: Open view on top floor.**
 Complex / Subdiv: **BRISTOL COURT**
 Services Connected: **Community**

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: **2008**
 R.I. Plumbing:
 R.I. Fireplaces: **0**
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Open, Visitor Parking**
 Locker: **N**
 Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
 Units in Development:
 Title to Land: **Leasehold prepaid-Strata** Total Units in Strata:
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **: Sale of property excludes all chattels and non-fixtures.**
 Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Gardening, Heat, Hot Water, Management, Taxes**
 Legal: **LT 410 SEC 33 B4N R6W PL 36888 LEASEHOLD INTEREST**

Amenities: **Shared Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'			x			x
Main	Kitchen	7'6" x 7'			x			x
Main	Dining Room	8' x 7'			x			x
Main	Master Bedroom	16' x 10'6"			x			x
Main	Bedroom	12' x 9'6"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	915	# 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):	915 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:	915 sq. ft.	Basement:	None					6				
								7				
								8				

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

Investor & 1st Time home buyer alert! Affordable 2 Bedroom & 1 Bath, SE facing top floor quiet unit. Open view. Easy access to transport, shopping centre. Land Lease till Dec 30, 2085 with option to renew. Selling "as-is, where-is" condition, great for your imagination to renovate. Call for your private showing now! Court already approved on June 30, 2016 by the highest bidder.



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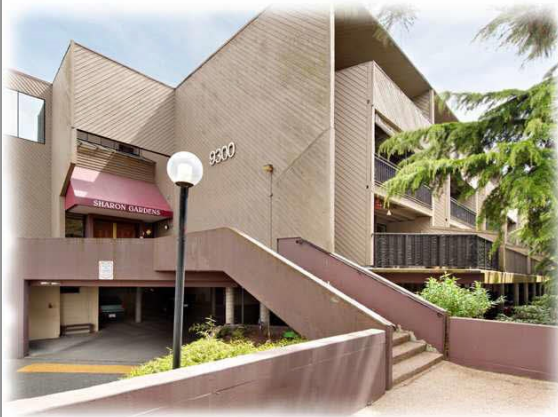
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kw ELITE REALTY
KELLERWILLIAMS.**Active**
R2068221Board: V
Apartment/Condo**207 9300 GLENACRES DRIVE**Richmond
Saunders
V7A 1Y7

Residential Attached

\$184,900 (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 :**

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$235.48**

Original Price: **\$193,900**
Approx. Year Built: **1971**
Age: **45**
Zoning: **RTL1**
Gross Taxes: **\$819.06**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **001-063-090**
Tour:

Complex / Subdiv:
Services Connected: **Electricity, Water**

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Natural Gas, Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tile - Concrete**

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:
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: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
Legal: **PL NWS49 LT 99 BLK 4N LD 36 SEC 27 RNG 6W**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'8"			x			x
Main	Dining Room	7' x 8'			x			x
Main	Kitchen	7'6" x 8'1"			x			x
Main	Master Bedroom	14' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	720	# 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	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	720 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	720 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **Nu Stream Realty Inc.**

Large 1 bedroom with unobstructed Park views. Open Kitchen updated with granite countertops, extended bar, and bonus extra cabinets for organized storage. Extra large walk through closet with built in closet organizer off the master bedroom. Separate door from the bedroom to the generous sized balcony. Bathroom tastefully upgraded to include newer floors and antique cabinet. Plenty of closets, tons of storage space. Guest suites, outdoor pool, workshop. Laundry on the same floor. Pride of ownership. This suite comes with its own storage locker. The property is sold "as is, where is". Showing only after 6:00pm on weekdays



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Active
R2057001
 Board: V
 Apartment/Condo

223 8600 ACKROYD ROAD

Richmond
 Brighthouse
 V6X 3G1

Residential Attached

\$189,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$189,000**
 Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1983**
 Depth / Size (ft.): **0** Bedrooms: **1** Age: **33**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RAM1**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$696.15**
 Approval Req?: Half Baths: **0** For Tax Year: **2015**
 Exposure: **Southwest** Maint. Fee: **\$314.20** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **000-723-827**
 Mgmt. Co's Name: **Rancho Management Services** Tour:
 Mgmt. Co's Phone: **604-331-4285**
 View: **No : Facing Inside Parking Area**
 Complex / Subdiv: **LANSDOWNE GROVE**
 Services Connected: **Community**

Style of Home: **1 Storey, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s), None**
 Type of Roof: **Asphalt, Wood**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage Underbuilding, Visitor Parking**
 Locker: **N**
 Dist. to Public Transit: **1 BLK**
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No : SALE OF PROPERTY EXCLUDES ALL**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management**
 Legal: **PL NWS1899 LT 46 BLK 4N LD 36 SEC 4 RNG 6W**

Amenities: **Day Care Centre, Elevator**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'			x			x
Main	Kitchen	11' x 7'			x			x
Main	Dining Room	12' x 10'			x			x
Main	Master Bedroom	14' x 10'6			x			x
Main	Den	8' x 6'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	725	# 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: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	725 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	725 sq. ft.	Basement: None			6				
					7				
					8				

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

Investor & 1st Time home buyer alert! Affordable 1 Bedroom & Den, with good size balcony located on the quiet side of the building. Wood burning fireplace, insuite laundry ready. Easy access to transport, shopping centre. Selling "as-is, where-is" condition. Another great project for your imagination to renovate or just investing. Parking #73. BONUS: Ackroyd Daycare Centre on site! Please allow 24hrs for showing arrangement with the occupants. Showings between 9:00am to 7:00pm only.



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kw ELITE REALTY
KELLERWILLIAMS.**Active**
R2084687Board: V
Apartment/Condo**323 8511 WESTMINSTER HIGHWAY**Richmond
Brighthouse
V6X 3H7

Residential Attached

\$224,900 (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?:Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$276.06**Original Price: **\$224,900**
Approx. Year Built: **1984**
Age: **32**
Zoning: **RAM1**
Gross Taxes: **\$1,024.56**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **000-757-110**
Tour:Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**Mgmt. Co's Phone: **604-648-6996**View: **Yes: COURTYARD**Complex / Subdiv: **WEST HAMPSTON**Services Connected: **Electricity, Sanitary Sewer, Water**Style of Home: **Upper Unit**
Construction: **Frame - Metal**
Exterior: **Brick**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**Total Parking: **1** Covered Parking: **1** Parking Access: **Front, Rear**
Parking: **Garage Underbuilding, Open, Visitor Parking**Locker: **N**
Dist. to School Bus:
Total Units in Strata: **138**Dist. to Public Transit:
Units in Development: **138**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management**
Legal: **PL NWS2184 LT 117 BLK 4N LD 36 SEC 4 RNG 6W**Amenities: **Elevator, Exercise Centre, In Suite Laundry**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'2 x 10'5			x			x
Main	Kitchen	8' x 8'9			x			x
Main	Dining Room	8'1 x 6'3			x			x
Main	Master Bedroom	14'8 x 9'8			x			x
Main	Living Room	17'6 x 22'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	807	# 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: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	807 sq. ft.	# or % of Rentals Allowed: 100			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allowed			6				
Grand Total:	807 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Vybe Realty****West Hampton. Large one bedroom TOP floor condo overlooking courtyard. Spacious living room, reasonably private balcony and situated close to the elevator. Well run family strata allowing rentals and two pets under 20 pounds. Conveniently located building close to shopping, transportation, etc.**



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Active
R2075673

Board: V
 Apartment/Condo

1705 9133 HEMLOCK DRIVE

Richmond
 McLennan North
 V6Y 4J9

Residential Attached

\$539,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$549,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2005
Depth / Size (ft.):	Bedrooms: 2	Age: 11
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: ZLR15
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,893.41
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$330.59	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 026-123-720
Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL		Tour:
Mgmt. Co's Phone: 604-683-8900		
View: Yes: MOUNTAINS		
Complex / Subdiv: SEQUOIA		
Services Connected: Electricity, Natural Gas, Water		

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** Dist. to School Bus: **1 BLK**
 Units in Development: **252** Total Units in Strata:
 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; Outdoor, 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:
	Bylaw Restrict: No Restrictions			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 948 sq. ft.	Basement: None			7				
				8				

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

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! Open House: Tues, June 7th, 1-3 PM.



Presented by:

Nicky Tu

Keller Williams Elite (MplRd)

Phone: 604-767-5913

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KW ELITE REALTY
KELLERWILLIAMS.**Active**
R2084135Board: V
Townhouse**2 10080 KILBY DRIVE**Richmond
West Cambie
V6X 3W2

Residential Attached

\$619,900 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Approval Req?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: **LUCKY REALTY**

Mgmt. Co's Phone:

View: **No :**Complex / Subdiv: **Savoy Gardens**Services Connected: **Community, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**Bathrooms: **3**Full Baths: **2**Half Baths: **1**Maint. Fee: **\$167.22**Original Price: **\$619,900**Approx. Year Built: **1993**Age: **23**Zoning: **RTL1**Gross Taxes: **\$1,843.10**For Tax Year: **2015**Tax Inc. Utilities?: **No**P.I.D.: **018-505-805**

Tour:

Style of Home: **2 Storey w/Bsmt.**Construction: **Frame - Wood**Exterior: **Stucco**Foundation: **Concrete Slab**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **Gas - Natural**Fuel/Heating: **Hot Water, Radiant**Outdoor Area: **Patio(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **1**Total Parking: **2** Covered Parking: **1**Parking: **Carport; Single**

Parking Access:

Locker:

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit:

Units in Development:

Title to Land: **Freehold Strata**Seller's Interest: **Court Ordered Sale**Property Disc.: **Yes**Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Laminate, Mixed, Other**Maint Fee Inc: **Management, Recreation Facility**Legal: **PL LMS1115 LT 2 BLK 5N LD 36 SEC 26 RNG 6W**Amenities: **None**Site Influences: **Central Location, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'1 x 11'10			x			x
Main	Dining Room	11' x 6'7			x			x
Main	Kitchen	8'11 x 8'11			x			x
Above	Utility	5'10 x 5'0			x			x
Main	Foyer	11'5 x 3'7			x			x
Above	Bedroom	11'10 x 8'9			x			x
Above	Bedroom	12'11 x 9'11			x			x
Above	Master Bedroom	13'6 x 12'10			x			x
		x			x			
		x			x			

Finished Floor (Main):	599	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	707	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total):	1,306 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: No Restrictions, Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total:	1,306 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **RE/MAX Westcoast****RE/MAX Westcoast****Cozy townhome in West Cambie is the perfect home for a young family moving up from apartment. Three bedrooms, 2.5 bathrooms close to transit, YVR, Central Richmond and schools. Talmey Elementary & MacNeill Secondary. By appointment only. Measurements approximate. Buyer to verify if important.**