



Presented by:
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Richmond, West Cambie Residential Attached
305 3051 AIREY DR, V6X 3X6 **Active**
MLS# V1108166



List Price:	\$178,000	Previous Price:	\$188,000
		Original Price:	\$198,000
Subdiv/Complex: BRIDGEPORT COURT			
Frontage:		Approx Yr Blt:	1994
Depth/Size:		PID:	018-636-888
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	S	Zoning:	RAM1
Stories in Bldg:		Taxes:	\$887 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:	Feet	Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Reqd:	
Fixt Removed:			
View:	Y - GREEN BELT		

Style of Home:	End Unit, Penthouse	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	None	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	RE/MAX	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-821-2999	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee:	\$302.31			

Maint Charge Incl: Gardening, Management

Legal: PL LMS1254 LT 46 BLK 5N LD 36 SEC 26 RNG 6W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY

Amenities: Elevator

Features Incl:

Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8' X 8'						
Main F.	Dining	8'6 X 10'						
Main F.	Living Room	15' X 16'						
Main F.	Bedroom	10'6 X 13'						
Main F.	Foyer	4' X 16'4						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	652	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	652	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	652			8	

Listing Broker(s): (1) RE/MAX Progroup Realty (Del)

COURT ORDER SALE. Being sold 'AS-IS, WHERE-IS'. Top floor, end unit with quiet and sunny south exposure overlooking the green-belt. Huge 6' x 32' sunny deck with access from both the living room and master bedroom. Fabulous location conveniently located close to shopping, transit, schools & recreation. The listing agent is only representing the Seller and all public inquiries must go through their own Realtor. Some notice to show please.



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Richmond, Brighthouse South Residential Attached
344 7293 MOFFATT RD, V6Y 1X9 **MLS# V1117503**
Active



List Price:	\$179,900	Previous Price:	\$189,900
		Original Price:	\$189,900

Subdiv/Complex: DORCHESTER CIRCLE

Frontage:	Approx Yr Blt:	1982	PID:	002-123-126	
Depth/Size:			Type:	Apartment/Condo	
Lot SqFt:	0	Age at List Date:	33	Zoning:	R3
Exposure:	S	Bedrooms:	1	Taxes:	\$747 (2014)
Stories in Bldg:	3	Bathrooms:	1	If New GST/HST Incl:	
Flood Plain:		Full Baths:	1	Tax Incl Utils:	No
Meas. Type:		Half Baths:	0	Apprvl Req:	
Fixtures Lsd:					
Fixt Removed:					
View:					

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Slab	Parking Facilities:	Garage Underbuilding		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	PRUDENTIAL	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-263-8800	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Maint Fee:	\$188.29				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water

Legal: PL NWS1934 LT 150 BLK 4N LD 36 SEC 17 RNG 6W
 Amenities: Exercise Centre, Garden, Pool; Outdoor, Storage
 Features Incl: Dishwasher, Microwave, Refrigerator, Stove

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 12'						
Main F.	Dining	9'4 X 8'						
Main F.	Kitchen	7'5 X 6'2						
Main F.	Master Bedroom	12' X 10'7						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms
Finished Floor Area Main:	685	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	685	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	685			8

Listing Broker(s): (1) Macdonald Realty Westmar, (2) Macdonald Realty Westmar

Top floor 1 bedroom 1 bath in Dorchester circle. Unit is bright, clean and ready to move- in. Upgraded laminate flooring, paint and newer appliances. South facing balcony overlooking the court yard. Perfect for 1st time buyer or investor. Well run and maintained Strata with roofs and paint in 2013 and plumbing in 2008. Great amenities with outdoor pool, exercise room and low monthly maintenance Fee.



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Richmond, Brighthouse South Residential Attached
233 7439 MOFFATT RD, V6Y 1X9 **MLS# V1081888**
Active



List Price:	\$289,000	Previous Price:	\$299,000
		Original Price:	\$348,000
Subdiv/Complex: COLONY BAY NORTH			
Frontage:		Approx Yr Blt:	1990
Depth/Size:		PID:	016-043-642
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	SE	Age at List Date:	24
Stories in Bldg:		Zoning:	RAM1
Flood Plain:		Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:		Full Baths:	2
Fixt Removed:		Half Baths:	0
View:		Taxes:	\$1,497 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	3 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding, Visitor Parking		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1	Dist to School/Bus:	1
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	BAYSIDE PROPERTY	Property Disclosure:	N - Court Order Sale		
Mngmt Ph:	604-432-7774	Bylaw Restrictions:	Rentals Not Allowed		
Maint Fee:	\$331.79				

Maint Charge Incl: Gardening, Gas, Management, Recreation Facility

Legal: PL NWS3249 LT 68 BLK 4N LD 36 SEC 17 RNG 6W STRATA LOT AS SHOWN ON FORM 1.

Amenities: Elevator

Features Incl:

Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 18'3						
Main F.	Dining	11' X 12'8						
Main F.	Kitchen	9' X 12'						
Main F.	Laundry	5' X 8'						
Main F.	Master Bedroom	11'5 X 15'3						
Main F.	Bedroom	11'4 X 13'8						
Main F.	Foyer	4'6 X 13'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	1,161	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,161	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,161			8	

Listing Broker(s): (1) RE/MAX Progroup Realty (Del)


COURT ORDERED SALE. Being sold 'AS-IS, WHERE IS'. Colony Bay North. Large, bright & quiet CORNER-END unit with South-East exposure. Covered balcony accessible from living room & Master Bedroom, gas fireplace, secured parking & locker. This unit is in original condition and requires updating. Located close to all amenities including Richmond Centre Mall, Minoru Park, Library & schools. The listing Realtor is only representing the seller and all public inquiries must go through their own Realtor.



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Richmond, South Arm Residential Attached
207 10240 RYAN RD, V7A 4R1 **Active**
MLS# V1110104



List Price:	\$458,000	Previous Price:	\$478,000
		Original Price:	\$478,000

Subdiv/Complex: STORNOWAY

Frontage:		Approx Yr Blt:	1977	PID:	001-392-204
Depth/Size:				Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	38	Zoning:	008
Exposure:	SE	Bedrooms:	3	Taxes:	\$1,576 (2015)
Stories in Bldg:	3	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:		Full Baths:	2	Tax Incl Utils:	No
Meas. Type:		Half Baths:	0	Apprvl Req'd:	No
Fixtures Lsd:	N				
Fixt Removed:	N				
View:	Y - TREES				

Style of Home:	1 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding, Open, Visitor Parking		
Exterior:	Aluminum, Brick				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Completely	Units in Development:		Total Units in Strata:	156
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Estate Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	CENTURY 21	Property Disclosure:	N - ESTATE SALE		
Mngmt Ph:	604-273-1745	Bylaw Restrictions:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 19+		
Maint Fee:	\$591.89				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Sewer, Water, Other

Legal: PL NWS498 LT 137 BLK 4N LD 36 SEC 34 RNG 6W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY!

Amenities: Elevator, In Suite Laundry, Pool: Outdoor, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Microwave

Site Influences: Adult Oriented, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6 X 15'9	Main F.	Pantry	5'5 X 4'10			
Main F.	Dining	10'4 X 11'5	Main F.	Laundry	5'5 X 7'6			
Main F.	Kitchen	8'7 X 10'10						
Main F.	Master Bedroom	10'9 X 14'8						
Main F.	Walk-In Closet	5' X 6'5						
Main F.	Bedroom	10'6 X 12'6						
Main F.	Bedroom	10'2 X 13'						
Main F.	Den	9'6 X 11'8						
Main F.	Storage	9' X 6'						
Main F.	Foyer	3'6 X 16'10						

Floor Area (SqFt):		Total # Rooms:	12	Bathrooms	
Finished Floor Area Main:	1,587	Finished Levels:	1	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,587	Restricted Age:	19+	5	
		# Pets / Cats; Dogs: / Cats: No; Dogs: No		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,587			8	

Listing Broker(s): (1) Century 21 Prudential Estates

Picture perfect move in ready fully renovated 1587 sq ft 3 bdrm + den in quiet adult oriented Stornoway with 2 pkg & 2 lockers (one on same floor; one downstairs). Bright SE exposure looking out at trees (a private green view). Recent renovations give this house-size condo a modern look. Walk-in shower in ensuite. Tub/shower in main bthrm. Unique layout with guest wing + master bedroom wing. Tons of ensuite storage too. Maintenance fee covers heat, hot water, city water/sewer, recreation facilities featuring 2 outdoor pools + a live-in caretaker. Beautifully landscaped grounds. Central location next to South Arm Park with its walking trails and tennis courts. Short drive to Broadmoor Shopping Centre



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Richmond, Brighthouse **MLS# V1114268** Residential Attached
1304 6088 MINORU BV, V6Y 4A8 **Active**



List Price: \$523,800 Previous Price: \$523,800
 Original Price: \$523,800

Subdiv/Complex: Frontage: Approx Yr Bldg: 1997 PID: 023-705-485
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 18 Zoning: CDT1
 Exposure: E Bedrooms: 2 Taxes: \$2,132 (2014)
 Stories in Bldg: 2 Bathrooms: 2 If New GST/HST Incl:
 Flood Plain: Full Baths: 2 Tax Incl Utils: No
 Meas. Type: Half Baths: 0 Apprvl Req: No
 Fixtures Lsd: Fixt Removed: View: Y - EASTERN OPEN VIEW

Style of Home: 1 Storey Total Parking: 1 Covered Parking: 1
 Construction: Concrete Parking Access:
 Foundation: Other Parking Facilities: Garage; Underground
 Exterior: Mixed R/I Plumbing:
 Rain Screen: Type of Roof: Other Dist to Public Trans:
 Renovations: Reno Year: Units in Development: Dist to School/Bus:
 Flooring: Mixed Locker: Yes Total Units in Strata:
 Water Supply: City/Municipal Possession:
 Heat/Fuel: Baseboard, Natural Gas Title to Land: Freehold Strata
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Registered Owner
 Fireplace Fuel: Gas - Natural Mortgage Info: \$0
 Outdoor Area: Balcony(s) Property Disclosure: N - ESTATE SALE
 Mngmt Co: BAYWEST Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed
 Mngmt Ph: 604-257-0325 Maint Fee: \$259.75 w/Restrictions

Maint Charge Incl: Gardening, Gas, Hot Water, Management, Recreation Facility

Legal: PL LMS2719 LT 98 BLK 4N LD 36 SEC 8 RNG 6W
 Amenities: In Suite Laundry
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 12'						
Main F.	Kitchen	10'10 X 8'						
Main F.	Dining	15' X 8'						
Main F.	Master Bedroom	13' X 12'						
Main F.	Bedroom	11'9 X 9'9						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	1,046	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	1,046	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	1,046			8

Listing Broker(s): (1) Macdonald Realty Westmar

"Right above Richmond Centre !" Couldn't be more convenient for shopping, restaurants, banks, and public transport. It features great city and mountain view. This very well kept 2 bedroom with 2 bathroom unit faces East avoiding the heat from the setting sun. The unit is with bright and functional floor plan. Freshly painted and in move in condition . It also comes with 1 parking and 1 locker. Don't miss this great unit!!