



Presented by:
Luis E Ayala PREC*
 Metro Edge Realty
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 luisayala@shaw.ca



Active
R2111236
 Board: V
 Apartment/Condo

333 7480 ST. ALBANS ROAD
 Richmond
 Brighthouse South
 V6Y 2K6

Residential Attached
\$214,900 (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: **AA Property Management**
 Mgmt. Co's Phone: **604-207-2002**
 View: **No :**
 Complex / Subdiv: **Buckingham Place**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **1**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$236.00**

Original Price: **\$214,900**
 Approx. Year Built: **1991**
 Age: **25**
 Zoning: **RAM1**
 Gross Taxes: **\$837.57**
 For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 P.I.D.: **017-481-406**
 Tour:

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
R2112412
 Board: V
 Apartment/Condo

112 8760 NO 1 ROAD

Richmond
 Boyd Park
 V7C 4L5

Residential Attached

\$228,800 (LP)

(SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain: **No**
 Approval Req?: **Yes**
 Exposure: **West**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **1**
 Bathrooms: **2**
 Full Baths: **1**
 Half Baths: **1**
 Maint. Fee: **\$380.00**

Original Price: **\$228,800**
 Approx. Year Built: **1973**
 Age: **43**
 Zoning: **RAM1**
 Gross Taxes: **\$821.21**
 For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 P.I.D.: **001-189-794**
 Tour:

If new, GST/HST inc?:
 Mgmt. Co's Name: **SELF MANAGED**

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv: **APPLE GREEN PARK -ASHGROVE**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Hot Water**
 Outdoor Area: **Patio(s) & Deck(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: **Side**
 Parking: **Garage Underbuilding**
 Locker: **Y**
 Dist. to Public Transit: **1 BLOCK**
 Units in Development: **411**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **Yes**
 Fixtures Leased: **No : COURT ORDER SALE - NOT RESPONS**
 Fixtures Rmvd: **No : COURT ORDER SALE - NOT RESPONS**
 Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal**
 Legal: **PL NWS518 LT 375 BLK 4N LD 36 SEC 23 RNG 7W**

Amenities: **Club House, Pool; Indoor, Pool; Outdoor, Recreation Center**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Treed**
 Features: **Clothes Washer/Dryer, Dishwasher, Intercom, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 10'			x			x
Main	Kitchen	9' x 7'			x			x
Main	Dining Room	9' x 7'			x			x
Main	Master Bedroom	17' x 10'			x			x
Main	Den	10' x 9'			x			x
Main	Porch (enclosed)	14' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,008	# of Rooms: 6	# 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	2	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,008 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:	1,008 sq. ft.	Basement: None			7				
					8				

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

COURT ORDER SALE- ATTENTION RENOVATORS AND INVESTORS - FANTASTIC RICHMOND BOYD PARK CONDO Being sold "AS-IS, WHERE-IS". This bright large one bedroom unit is completely ready for ALL your finishing touches- in a well maintained centrally located strata development. Complete this unit yourself for immediate up-side potential. Amazing central location blocks away from ALL the amenities and schools! The Buyer/s should independently verify all listing information. Unit is owner occupied and difficult to show - pls give at least 48 hours to view. SHOWINGS WILL RESUME OCTOBER 12/16



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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.