



Presented by:
Luis E Ayala PREC*
 Sutton Grp West Coast (VanCam)
 Phone: 604-551-4418
<http://www.luisayala.ca>
luisayala@shaw.ca



Active
R2009605

Board: V
 Apartment/Condo

703 8280 LANSDOWNE ROAD

Richmond
 Brighthouse
 V6X 0B2

Residential Attached

\$495,000 (LP)

(SP)



Sold Date: Frontage (feet): Approx. Year Built: **2008**
 Meas. Type: Frontage (metres): Age: **7**
 Depth / Size (ft.): Bedrooms: **2** Zoning: **CDT1**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Gross Taxes: **\$1,926.39**
 Flood Plain: Full Baths: **2** For Tax Year: **2015**
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?: **No**
 Exposure: **Northeast** Maint. Fee: **\$410.74** P.I.D.: **027-609-481**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **PACIFIC QUORUM**
 Mgmt. Co's Phone:
 View: **Yes: CITY AND MOUNTAIN**
 Complex / Subdiv: **VERSANTE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Metal**
 Foundation: **Concrete Slab**
 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: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Underground, Tandem Parking**
 Locker: **N**
 Dist. to Public Transit: **0.5BLOCK**
 Units in Development: **185**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: PLEASE CONTACT AGENT**
 Floor Finish: **Laminate, Other, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
 Legal: **PL BCS3043 LT 30 BLK 4N LD 36 SEC 4 RNG 6W**

Amenities: **Club House, Elevator, Guest Suite, In Suite Laundry, Playground, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9" x 11'3"			x			x
Main	Kitchen	7'9" x 7'			x			x
Main	Dining Room	11'3" x 7'4"			x			x
Main	Master Bedroom	12'6" x 12'			x			x
Main	Bedroom	11'6" x 9'9"			x			x
Main	Den	7' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,026	# 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	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,026 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total:	1,026 sq. ft.	Basement: None			6				
					7				
					8				

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

Large 2 bed plus DEN unit in highrise concrete building Versante in central Richmond. North East facing corner unit with view of the city and Northshore mountains. Located right across Lansdowne Mall and just 5-minute walk to Lansdowne skytrain station and Kwantlen University. Both bedrooms have ensuites and 2 parking stalls are included. Great investment for living in or renting out. Pets and rentals allowed.



Presented by:
Luis E Ayala PREC*
 Sutton Grp West Coast (VanCam)
 Phone: 604-551-4418
<http://www.luisayala.ca>
luisayala@shaw.ca



Active
R2008537

Board: V
 Apartment/Condo

106 7500 MINORU BOULEVARD

Richmond
 Brighthouse South
 V6Y 1Z5

Residential Attached

\$299,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Approx. Year Built: **1985**
 Meas. Type: **Feet** Frontage (metres): **0.00** Age: **30**
 Depth / Size (ft.): **0** Bedrooms: **2** Zoning: **RAM1**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Gross Taxes: **\$1,060.08**
 Flood Plain: Full Baths: **1** For Tax Year: **2015**
 Approval Req?: **No** Half Baths: **1** Tax Inc. Utilities?: **No**
 Exposure: **North** Maint. Fee: **\$297.37** P.I.D.: **003-377-822**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **BAYWEST**
 Mgmt. Co's Phone: **604-257-0325**
 View: **No :**
 Complex / Subdiv: **CARMEL POINTE**
 Services Connected: **Electricity, Sanitary Sewer, Septic, Water**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage Underbuilding**
 Locker: **N**
 Dist. to Public Transit: **CLOSE**
 Units in Development: **49**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**
 Legal: **PL NWS2375 LT 6 BLK 4N LD 36 SEC 17 RNG 6W**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Dining Room	9' x 9'			x			x
Main	Master Bedroom	13' x 11'			x			x
Main	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	990	# 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	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	990 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed					5				Door Height:
Unfinished Floor:	0	Basement:	None					6				
Grand Total:	990 sq. ft.							7				
								8				

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

CARMEL POINTE newly rainscreened building. 2 bedroom, 1 1/2 bath north facing unit with a great layout. Convenient central location close to Minoru Park and Richmond Centre. Only a few minutes' walk to all amenities including shopping, restaurants, Canada Line and recreational facilities. Adult oriented building: 19 years + and no rentals allowed. Cats allowed but no dogs.