



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

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Active
R2706365
 Board: V
 Apartment/Condo

410 7080 ST. ALBANS ROAD

Richmond
 Brighthouse South
 V6Y 4E6

Residential Attached

\$648,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$724,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1999
Frontage(feet):	Bathrooms: 2	Age: 23
Frontage(metres):	Full Baths: 2	Zoning: ZMU2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,310.07
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain: Yes	P.I.D.: 024-678-911	Tax Inc. Utilities?: No
View: Yes :CITY & MOUNTAINS		Tour:
Complex / Subdiv: MONACO AT THE PALMS		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Corner Unit**
 Construction: **Concrete Block**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s), Sundeck(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 Rain Screen: **No**
 Metered Water:
 R.I. Plumbing: **No**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage Underbuilding, Visitor Parking**
 Dist. to Public Transit: **1/4 BLOCKS** Dist. to School Bus: **1/4 BLOCKS**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **Yes: FORECLOSURE**
 Fixtures Rmvd: **Yes: FORECLOSURE**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 30, BLOCK 4N, PLAN LMS4084, SECTION 16, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry, Wheelchair Access**

Site Influences: **Central Location, Greenbelt, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Dishwasher, Fireplace Insert, Garage Door Opener, Hot Tub Spa/Swirlpool, Intercom, Smoke Alarm, Windows - Thermo**

Finished Floor (Main): 1,150		Units in Development: 346	Tot Units in Strata: 346		Locker: Yes				
Finished Floor (Above): 0		Exposure: West	Storeys in Building: 18						
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: DWELL PROPERTY MANAGEMENT	Mgmt. Co's #: 604-821-2999						
Finished Floor (Below): 0		Maint Fee: \$572.52	Council/Park Apprv?: No						
Finished Floor (Basement): 0		Maint Fee Includes: Gas, Hot Water, Management, Recreation Facility, Snow removal, Water							
Finished Floor (Total): 1,150 sq. ft.									
Unfinished Floor: 0									
Grand Total: 1,150 sq. ft.		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions							
Suite: None		Restricted Age:	# of Pets: 1		Cats: Yes Dogs: Yes				
Basement: None		# or % of Rentals Allowed: 15%							
Crawl/Bsmt. Ht:		Short Term(<1yr)Rnt/Lse Alwd?: No							
# of Kitchens: 1		Short Term Lse-Details:							
# of Levels: 1									
# of Rooms: 8									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8' x 5'6			x	1	Main	5	Yes
Main	Kitchen	10'4 x 8'6			x	2	Main	4	No
Main	Dining Room	10'3 x 8'			x	3			
Main	Living Room	16'5 x 15'			x	4			
Main	Master Bedroom	12'6 x 11'4			x	5			
Main	Other	5' x 8'			x	6			
Main	Bedroom	11'8 x 10'			x	7			
Main	Solarium	13' x 9'4			x	8			

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Foreclosure. Handyman special. Other features include a large wrap-around patio, (340 sq. ft.) off of the living room & bedroom, a cozy gas fireplace, Large Solarium. Gas cooktop & in-suite laundry! Includes generous-sized & well-positioned 2 parking spots and a locker! Conveniently located close to transit, shopping, restaurants, banks, parks, community center, library, etc. Amenities include a gym, hot tub, sauna & party room. Another significant price adjustment on this listing on Sept 27. The unit is very very cluttered. It will need remodeling. A perfect project for a handyman client. Any further questions or concerns please do not hesitate to give me a call. Photos and updated strata docs available. Upon request. Thank You



Presented by:

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Active
R2699116

Board: V
Townhouse

108 22888 WINDSOR COURT

Richmond
Hamilton RI
V6V 2W6

Residential Attached

\$718,900 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **0.00**

Frontage(metres): **0.00**

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View: **:**

Complex / Subdiv: **Windsor Garden**

First Nation

Services Connctd: **Electricity, Natural Gas, Water**

Sewer Type: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **3**

Bathrooms: **3**

Full Baths: **2**

Half Baths: **1**

P.I.D.: **023-643-846**

Original Price: **\$845,000**

Approx. Year Built: **1995**

Age: **27**

Zoning: **RTL1**

Gross Taxes: **\$1,938.71**

For Tax Year: **2021**

Tax Inc. Utilities?:

Tour:

Style of Home: **3 Storey, Corner Unit**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **1** R.I. Fireplaces: **1**

Fireplace Fuel: **Gas - Natural**

Fuel/Heating: **Baseboard, Natural Gas**

Outdoor Area: **Balcony(s)**

Type of Roof: **Asphalt, Other**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **2** Covered Parking: **2**

Parking Access:

Parking: **Garage; Double**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold Strata**

Property Disc.: **Yes**

Fixtures Leased: **:**

Fixtures Rmvd: **:**

Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 108, BLOCK 4N, PLAN LMS2294, SECTION 2, RANGE 4W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry, Playground**

Site Influences:

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

Finished Floor (Main): **647**
Finished Floor (Above): **670**
Finished Floor (AbvMain2): **276**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,593 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,593 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 3**
of Kitchens: **1** **# of Rooms: 7**

Units in Development:

Exposure:

Mgmt. Co's Name: **Dwell Property Management**

Maint Fee: **\$364.80**

Maint Fee Includes: **Gardening, Management**

Tot Units in Strata:

Storeys in Building:

Mgmt. Co's #: **604-821-2999**

Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age:

of Pets:

Cats:

Dogs:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions
Main	Living Room	14' x 13'
Main	Kitchen	10' x 9'
Main	Dining Room	10' x 10'
Above	Master Bedroom	13' x 10'
Above	Bedroom	9' x 8'
Above	Bedroom	10' x 9'
Below	Recreation Room	17' x 8'

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	3	No
3	Above	4	Yes
4			
5			
6			
7			
8			

Listing Broker(s): **Grand Central Realty**

Welcome to Windsor Garden in Richmond Hamilton. This corner unit 3 bedroom townhouse offers functional spacious layout with large windows, 3 bathroom and 2 car side by side garage. Centrally located with easy access to groceries, restaurants, shopping, parks, recreation, schools, public transits, Highway 91, Queensborough Bridge and lots more. Well-managed strata with healthy contingency fund. The home does require substantial renovations. This is great for anyone looking for a fixer upper project.



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Active
R2725492
Board: V
Apartment/Condo

1504 8297 SABA ROAD

Richmond
Brighthouse
V6Y 4B5

Residential Attached

\$755,800 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: **Feet** Bedrooms: **3**
Frontage(feet): Bathrooms: **3**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **1**
Sq. Footage: Original Price: **\$788,800**
Flood Plain: P.I.D.: **023-470-879** Approx. Year Built: **1996**
View: **Yes : MOUNT BAKER AND CITY VIEWS** Age: **26**
Complex / Subdiv: **ROSARIO GARDENS** Zoning: **CDT1**
First Nation Gross Taxes: **\$2,608.31**
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water** For Tax Year: **2021**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal** Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

Style of Home: **2 Storey, Penthouse**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

Reno. Year: **2021**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **5 MIN WALK DIST** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 192, BLOCK 4N, PLAN LMS2461, SECTION 9, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Swirlpool/Hot Tub**

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

Finished Floor (Main): **756**
Finished Floor (Above): **565**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,321 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,321 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **7**

Units in Development: **213**
Exposure: **Southeast**
Mgmt. Co's Name: **AA PROPERTY**
Maint Fee: **\$651.33**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
Tot Units in Strata: **213** Locker: **Yes**
Storeys in Building: **15**
Mgmt. Co's #: **604-207-2002**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Not Allowed, Rentals Allowed**

Restricted Age: # of Pets: Cats: **No** Dogs: **No**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	8'11 x 19'			x	1	Main	2	No
Main	Kitchen	9'11 x 7'10			x	2	Above	3	No
Main	Nook	8'1 x 10'11			x	3	Above	5	Yes
Main	Bedroom	7'6 x 12'1			x	4			
Main	Foyer	3'8 x 6'2			x	5			
Above	Master Bedroom	11'3 x 12'1			x	6			
Above	Bedroom	10'11 x 11'3			x	7			
		x			x	8			

Listing Broker(s): **Regent Park Realty Inc.**

NEW PRICE and BEST VALUE! Garden in the sky, this rare 2 levels penthouse comes with 3 beds & 2.5 baths. Upper level has a private and large master bedroom with an ensuite and a balcony for fresh air. Even the second bedroom has its own balcony. On the main level, there is a wrap around deck with plenty of sunlight facing east and south. A den/bedroom on the main floor is perfect for your office or bedroom. Extra-large windows that framed the unobstructed views on both sides. Well-kept, many new updates and ready for your furniture, this is an opportunity that you don't want to miss. Convenience is the key: 5 mins walk to Brighthouse Skytrain station and Richmond Center, 10 mins to the new Aquatic Centre at the huge Minoru Park and everything in between!



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Active
R2702463
 Board: V
 Apartment/Condo

802 5111 BRIGHOUSE WAY

Richmond
 Brighthouse
 V7C 0A6

Residential Attached

\$1,163,030 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv:

First Nation

Services Connctd: **Electricity, Natural Gas, Storm Sewer, Water**

Sewer Type:

If new,GST/HST inc?:

Bedrooms: **2**Bathrooms: **2**Full Baths: **2**Half Baths: **0**P.I.D.: **029-164-842**

Original Price:

Approx. Year Built: **2019**Age: **3**Zoning: **MF**Gross Taxes: **\$4,230.81**For Tax Year: **2021**Tax Inc. Utilities?: **No**

Tour:

Water Supply: **City/Municipal**

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Stone**
 Foundation: **Concrete Slab**

Renovations:
 # of Fireplaces: **R.I. Fireplaces:**
 Fireplace Fuel:
 Fuel/Heating: **Heat Pump, Natural Gas, Radiant**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 388, BLOCK 4N, PLAN EPS1416, SECTION 6, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Recreation Center, Concierge**

Site Influences:
 Features:

Finished Floor (Main): **1,302**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,302 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,302 sq. ft.**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht.: **# of Levels: 1**
 # of Kitchens: **1** **# of Rooms: 6**

Units in Development:
 Exposure:
 Mgmt. Co's Name:
 Maint Fee: **\$678.00**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Sewer, Snow removal**

Tot Units in Strata:
 Storeys in Building:
 Mgmt. Co's #:
 Council/Park Apprv?:
 # of Pets: **Cats: Dogs:**

Bylaws Restrictions: **Pets Allowed w/Rest.**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17' x 12'			x	1	Main	5	Yes
Main	Dining Room	13' x 10'			x	2	Main	4	Yes
Main	Kitchen	12' x 8'			x	3			
Main	Master Bedroom	12' x 11'8			x	4			
Main	Bedroom	10'2 x 10'			x	5			
Main	Den	8' x 5'			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX Crest Realty****RE/MAX Crest Realty**

River Green Residences by ASPAC. Solid concrete construction. Beautiful views across the Fraser River towards the North Shore mountains. Corner unit features an open floor plan, gourmet kitchen, floor to ceiling windows and a generous sized balcony. Amenities include lap pool, sauna, steam room, hot tub and 24 hour Concierge. Convenient location close to shopping, recreation and YVR.