



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
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**Active**  
**R3045106**  
Board: V  
Apartment/Condo

**312 6420 BUSWELL STREET**

Richmond  
Brighthouse  
V6Y 2E9

Residential Attached

**\$209,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$209,900</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>1974</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>51</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RAM1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>0.00</b>		For Tax Year:
Flood Plain:	P.I.D.: <b>800-180-923</b>	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: <b>The Crestwind</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground, Visitor Parking**  
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**  
Title to Land: **Leasehold prepaid-NonStrata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile**

Legal: **THIS IS A LEASEHOLD PROPERTY SUITE 312 LOCATED IN APARTMENT BUILDING 6420 BUSWELL STREET, RICHMOND BC AS SHOWN IN THE EXPLANATORY PLAN FILED IN THE NEW WESTMINSTER LAND TITLE OFFICE UNDER NUMBER 46179 ON THE LANDS OF THE CITY OF RICHMOND, BRITISH COLUMBIA, LOT 161 SECTION 9 BLOCK 4 NORTH RANGE 6 NEW WESTMINSTER DISTRICT PLAN 36672**

Amenities: **Elevator, Shared Laundry, Storage**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **Refrigerator, Stove**

Finished Floor (Main): <b>800</b>	Units in Development: <b>51</b>	Tot Units in Strata:	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>WESTPARK INVESTMENTS LTD.</b>	Mgmt. Co's #: <b>604-681-2727</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$646.35</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Snow removal, Taxes, Water</b>		
Finished Floor (Total): <b>800 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>800 sq. ft.</b>	Bylaws Restrictions: <b>Pets Not Allowed, Rentals Allwd w/Restrctns</b>		

Suite: <b>None</b>	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>			
# of Kitchens: <b>1</b>	Short Term Lse-Details:			
# of Levels: <b>1</b>				
# of Rooms: <b>4</b>				

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17' x 12'6			x	1	Main	4	No
Main	Dining Room	12'6 x 8'			x	2			
Main	Kitchen	9' x 8'			x	3			
Main	Bedroom	17' x 9'10			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

**Welcome to Unit 312, This well-maintained unit is located in Downtown Richmond featuring a huge bedroom with a sitting area. Laminate wood flooring in the living room, dining area & bedroom.. floor tiles in the kitchen & bathroom... spacious & functional floor plan with open living room & dining area plus a covered balcony.. one parking stall & a large storage locker... very close to the elevator.. steps away from shopping, banks, restaurants, Richmond Centre, Canada Line, public market. don't miss this gem.**



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**Active**  
**R3045057**  
Board: V  
Apartment/Condo

**101 6420 BUSWELL STREET**

Richmond  
Brighthouse  
V6Y 2E9

Residential Attached

**\$309,900** (LP)

(SP)



Sold Date: If new, GST/HST inc?:  
Meas. Type: Bedrooms: **3**  
Frontage(feet): Bathrooms: **2**  
Frontage(metres): Full Baths: **2**  
Depth / Size (ft.): Half Baths: **0**  
Sq. Footage: **0.00**  
Flood Plain: P.I.D.: **024-387-690**  
View: :  
Complex / Subdiv: **THE CRESTWIND**  
First Nation  
Services Connctd: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$309,900**  
Approx. Year Built: **1974**  
Age: **51**  
Zoning: **RAM1**  
Gross Taxes: **\$0.00**  
For Tax Year:  
Tax Inc. Utilities?:  
Tour:

Style of Home: **Inside Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Hot Water**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground, Visitor Parking**  
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**  
Title to Land: **Leasehold prepaid-NonStrata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood**

**Legal: THIS IS A LEASEHOLD PROPERTY. SUITE 101 LOCATED IN THE APARTMENT BUILDING AT 6420 BUSWELL STREET, RICHMOND, BC AS SHOWN IN THE EXPLANATORY PLAN FILED IN THENEW WESTMINSTER LAND TITLE OFFICE UNDER NUMBER 46177 ON THE LANDS OF RICHMOND, BRITISH COLUMBIA, LOT 161, SECTION 9, BLOCK 4 NORTH RANGE 6 NEW WESTMINSTER DISTRICT PLAN 36672**

Amenities: **Elevator, Shared Laundry, Storage**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Finished Floor (Main): **1,190**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,190 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,190 sq. ft.**

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

Units in Development: **51**  
Exposure:  
Mgmt. Co's Name: **Westpark Investments Ltd.**  
Maint Fee: **\$950.00**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Heat, Hot Water, Snow removal, Taxes, Water**

Tot Units in Strata: Locker: **Yes**  
Storeys in Building:  
Mgmt. Co's #: **604-681-2727**  
Council/Park Apprv?:

Bylaws Restrictions: **Pets Not Allowed, 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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19' x 12'6			x	1	Main	4	Yes
Main	Dining Room	13' x 7'6			x	2	Main	4	No
Main	Kitchen	8' x 7'			x	3			
Main	Primary Bedroom	15' x 10'6			x	4			
Main	Bedroom	15' x 10'6			x	5			
Main	Bedroom	15' x 9'			x	6			
		x			x	7			
		x			x	8			

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

**Welcome to #101, This bright, quiet, and clean 3-bedroom, 1.5 bathroom north-facing unit with 1190sqft of functional space. Prime location walk to SkyTrain, transit, marketplace, schools, Richmond Centre, hospital, banks, and library. Recent Upgrades include floors, kitchen, and bathrooms. The building has updated its envelope, balcony, and windows. Maintenance fee covers: Property tax, caretaker, storage locker, water, heat, hot water, garbage & snow removal, and shared laundry. No pets | Rentals allowed (no short-term) | Prepaid leasehold until Dec 2073. A rare find—book your showing today!**



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**Active**  
**R3061666**  
Board: V  
Apartment/Condo

**1 8400 COOK ROAD**

Richmond  
Brighthouse  
V6Y 1V5

Residential Attached

**\$489,000** (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, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **1**

Bathrooms: **1**

Full Baths: **1**

Half Baths: **0**

P.I.D.: **028-010-701**

Original Price: **\$489,000**

Approx. Year Built: **2010**

Age: **15**

Zoning: **RES**

Gross Taxes: **\$1,717.99**

For Tax Year: **2024**

Tax Inc. Utilities?:

Tour:

Water Supply: **City/Municipal**

Style of Home: **Ground Level Unit**

Construction: **Frame - Wood**

Exterior: **Mixed, Other**

Foundation: **Concrete Slab**

Renovations:

# of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Electric**

Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **1** Covered Parking: **1**

Parking Access:

Parking: **Garage; Single**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: :

Fixtures Rmvd: :

Floor Finish: **Laminate**

Legal: **STRATA LOT 1, BLOCK 4N, PLAN BCS3558, 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 V**

Amenities: **Bike Room, Wheelchair Access**

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

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

Finished Floor (Main): **606**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **606 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **606 sq. ft.**

Units in Development: **28**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$252.07**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker: **No**

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

# of Levels: **1**

# of Rooms: **5**

Bylaws Restrictions: **Rentals Allwd w/Restrctns**

Restricted Age:

# or % of Rentals Allowed:

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

Short Term Lse-Details:

# of Pets:

Cats:

Dogs:

Floor	Type	Dimensions
Main	Living Room	11'6 x 9'0
Main	Kitchen	10'6 x 5'6
Main	Dining Room	11'6 x 5'0
Main	Bedroom	11'0 x 10'0
Main	Den	8'0 x 6'0
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

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

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

**Court order sale. Unbeatable location & PRICE! This affordable unit is walkable to everything, Richmond Center shopping, transportation, park, school. This quiet side 1 bedroom + den is equipped with laminate floors, stainless steel kitchen appliances and granite top. Fully rainscreened. Parking #33 NO locker.**



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**Active**  
**R3026246**

Board: V  
Apartment/Condo

**204 3391 SPRINGFIELD DRIVE**

Richmond  
Steveston North  
V7E 1Y9

Residential Attached

**\$512,500** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$588,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1971</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>54</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RTL1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,943.63</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	P.I.D.: <b>001-090-852</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Park &amp; North Shore Mountains</b>		Tour:
Complex / Subdiv: <b>Coral Court</b>		
First Nation		
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces: **0**  
Fireplace Fuel: **None**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: **1BLK** Dist. to School Bus: **1BLK**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **Yes: Foreclosure**  
Fixtures Rmvd: **Yes: Foreclosure**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 8, BLOCK 4N, PLAN NWS74, SECTION 34, RANGE 7W, 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: **Garden, In Suite Laundry, Pool; Outdoor**

Site Influences: **Greenbelt, Paved Road, Shopping Nearby**  
Features:

Finished Floor (Main): <b>1,395</b>			Units in Development: <b>8</b>			Tot Units in Strata: <b>20</b>			Locker: <b>Yes</b>		
Finished Floor (Above): <b>0</b>			Exposure: <b>North</b>			Storeys in Building: <b>2</b>					
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name: <b>Dwell Property MGMT</b>			Mgmt. Co's #: <b>604-821-2999</b>					
Finished Floor (Below): <b>0</b>			Maint Fee: <b>\$500.00</b>			Council/Park Apprv?: <b>No</b>					
Finished Floor (Basement): <b>0</b>			Maint Fee Includes: <b>Caretaker, Gardening, Management</b>								
Finished Floor (Total): <b>1,395 sq. ft.</b>											
Unfinished Floor: <b>0</b>											
Grand Total: <b>1,395 sq. ft.</b>			Bylaws Restrictions: <b>Pets Allowed w/Rest., Smoking Restrictions</b>								
Suite: <b>None</b>			Restricted Age:			# of Pets: <b>2</b>			Cats: <b>Yes</b> Dogs: <b>Yes</b>		
Basement: <b>None</b>			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details:								
# of Levels: <b>1</b>											
# of Rooms: <b>11</b>											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Foyer	9'0 x 4'0	Main	Laundry	4'0 x 6'0	1	Main	4	Yes		
Main	Kitchen	12'2 x 7'3	Main	Storage	5'0 x 5'0	2	Main	5	No		
Main	Dining Room	9'2 x 7'4	Main	Bedroom	11'7 x 8'7	3					
Main	Living Room	12'2 x 20'4			x	4					
Main	Bedroom	11'7 x 8'7			x	5					
Main	Other	6'0 x 7'0			x	6					
Main	Primary Bedroom	10'6 x 17'7			x	7					
Main	Other	6'0 x 7'0			x	8					

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

**Coral Court is a peaceful, well-kept community in a rare two-level building with just four units per floor. This bright 3-bedroom, 2-bath home fits house-sized furniture and is ideal for families. The large living room opens to a private patio—perfect for relaxing or outdoor dining. It backs onto a treed setting connected to Manoah Steves Neighbourhood School Park. Updated windows bring in natural light. Includes in-suite storage, a full-sized locker on the same level, and one parking stall just steps from the unit, with ample visitor parking. Amenities include an outdoor pool, sauna, and cabana. Just two blocks from Steveston Hwy and No. 1 Road, and steps to the West Dyke Trail with direct access to Steveston Village. One dog and one cat are allowed. Photo Link is available upon request.**





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**Active**  
**R2948451**  
Board: V  
Apartment/Condo

**233 7451 MOFFATT ROAD**

Richmond  
Brighthouse South  
V6Y 3W3

Residential Attached

**\$659,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$785,400</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1987</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>38</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RAM1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,143.69</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>013-914-545</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv: <b>COLONY BAY</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt, Other**

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

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

Legal: **STRATA LOT 143, BLOCK 4N, PLAN NWS2676, SECTION 17, 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: **In Suite Laundry**

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

Finished Floor (Main): <b>1,081</b>			Units in Development:			Tot Units in Strata:			Locker: <b>Yes</b>		
Finished Floor (Above): <b>0</b>			Exposure:			Storeys in Building: <b>3</b>					
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name: <b>DWELL MANAGEMENT</b>			Mgmt. Co's #: <b>604-821-2999</b>					
Finished Floor (Below): <b>0</b>			Maint Fee: <b>\$435.28</b>			Council/Park Apprv?:					
Finished Floor (Basement): <b>0</b>			Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water</b>								
Finished Floor (Total): <b>1,081 sq. ft.</b>											
Unfinished Floor: <b>0</b>											
Grand Total: <b>1,081 sq. ft.</b>			Bylaws Restrictions: <b>Rentals Allowed</b>								
Suite: <b>None</b>			Restricted Age:						# of Pets:		
Basement: <b>None</b>			# or % of Rentals Allowed:						Cats:		
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>						Dogs:		
# of Kitchens: <b>1</b>			Short Term Lse-Details:								
# of Levels: <b>1</b>											
# of Rooms: <b>5</b>											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	15'4 x 12'11			x	1	Main	4	No		
Main	Kitchen	12'4 x 9'3			x	2	Main	3	No		
Main	Dining Room	10'11 x 7'4			x	3					
Main	Primary Bedroom	15'4 x 11'3			x	4					
Main	Bedroom	12'3 x 11'11			x	5					
		x			x	6					
		x			x	7					
		x			x	8					

Listing Broker(s): **Royal LePage Westside**

**Start your next chapter in this beautifully renovated home that will check all your boxes. Featuring a thoughtful layout with a foyer, a large kitchen with stylish modern updates, an open-concept living room and dining room with a cozy gas fireplace, and spacious bedrooms down the hall for maximum privacy. Enjoy a private covered balcony overlooking serene greenspace to relax and unwind year-round. Experience comfort and convenience with this super central location, which offers easy access to restaurants, shops, transit, schools, and parks. Schedule your viewing today!**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
info@mylyne.com



**Active**  
**R3024057**

Board: V  
Apartment/Condo

**1606 7500 GRANVILLE AVENUE**

Richmond  
Brighthouse South  
V6Y 3Y6

Residential Attached

**\$699,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?:  
Meas. Type: Bedrooms: **2**  
Frontage(feet): Bathrooms: **2**  
Frontage(metres): Full Baths: **2**  
Depth / Size (ft.): Half Baths: **0**  
Sq. Footage: **0.00**  
Flood Plain: P.I.D.: **018-013-376**  
View: **Yes : Mountain**  
Complex / Subdiv:  
First Nation  
Services Connctd: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$749,000**  
Approx. Year Built: **1992**  
Age: **33**  
Zoning: **RCL 1**  
Gross Taxes: **\$2,366.20**  
For Tax Year: **2023**  
Tax Inc. Utilities?:  
Tour:

Style of Home: **1 Storey**  
Construction: **Other**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **STRATA LOT 102, BLOCK 4N, PLAN LMS656, SECTION 17, 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: **Club House**

Site Influences:  
Features:

Finished Floor (Main): **1,377**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,377 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,377 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.:  
# of Kitchens: **1** # of Levels: **1**  
# of Rooms: **5**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **First Service**  
Maint Fee: **\$766.36**  
Maint Fee Includes: **Gardening, Recreation Facility**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #: **855-683-8900**  
Council/Park Apprv?:

Locker:

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

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14' x 20'			x	1	Main	3	No
Main	Dining Room	11' x 7'			x	2	Main	3	Yes
Main	Kitchen	8' x 12'			x	3			
Main	Primary Bedroom	14' x 17'			x	4			
Main	Bedroom	12' x 12'			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

**Imperial Grand, huge 2 bedroom, 2 baths suite, Kitchen with eating area, gas fireplace in living room, Granite counter tops, North east facing with Mountain view, 2 balconies, corner suite, renovated clubhouse, walking distance to skytrain. Easy to show.**



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**Active**  
**R3061853**

Board: V  
Apartment/Condo

**1501 8871 LANSDOWNE ROAD**

Richmond  
Brighthouse  
V6X 3X8

Residential Attached

**\$699,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$699,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1995</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>30</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RCL1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,426.48</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>019-119-666</b>	Tax Inc. Utilities?:
View: <b>Yes : Unobstructed city &amp; mountain</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>Centre Pointe</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Concrete, Concrete Frame**  
Exterior: **Concrete**  
Foundation: **Concrete Perimeter**

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

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: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 380, BLOCK 4N, PLAN NWS3459, SECTION 4, 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, In Suite Laundry, Pool; Outdoor, Recreation Center, Sauna/Steam Room**

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

Finished Floor (Main): <b>1,184</b>			Units in Development: <b>391</b>			Tot Units in Strata: <b>391</b>			Locker: <b>Yes</b>		
Finished Floor (Above): <b>0</b>			Exposure: <b>North, West</b>			Storeys in Building:					
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name: <b>Dorset Realty</b>			Mgmt. Co's #:			<b>604-270-1711</b>		
Finished Floor (Below): <b>0</b>			Maint Fee: <b>\$378.58</b>			Council/Park Apprv?:					
Finished Floor (Basement): <b>0</b>			Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility</b>								
Finished Floor (Total): <b>1,184 sq. ft.</b>											
Unfinished Floor: <b>0</b>											
Grand Total: <b>1,184 sq. ft.</b>			Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>								
Suite:			Restricted Age:			# of Pets: <b>2</b>			Cats: <b>Yes</b> Dogs: <b>No</b>		
Basement: <b>None</b>			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details:								
# of Levels: <b>1</b>											
# of Rooms: <b>7</b>											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	14'9 x 14'2			x	1	Main	4	Yes		
Main	Dining Room	12'7 x 11'9			x	2	Main	3	No		
Main	Kitchen	10'4 x 8'8			x	3					
Main	Primary Bedroom	13' x 11'6			x	4					
Main	Bedroom	11'1 x 9'2			x	5					
Main	Den	11'1 x 9'2			x	6					
Main	Foyer	8'1 x 4'5			x	7					
		x			x	8					

Listing Broker(s): **RE/MAX Austin Kay Realty**

**Spectacular North Shore mountain & city views from this large 1,184 SF SUB-PENTHOUSE with 2 bed-rooms, huge den / 3rd room and 2 SxS parking spots at the very popular Centerpointe hi-rise develop-ment! Located on the 15th floor, this NW CORNER home also features floor-to-ceiling windows with 2 large balconies to enjoy the views and additional outdoor space. Features super spacious rooms throughout, laminate floors, insuite laundry, 2 full bathrooms and 1 locker. Amenities include an out-door swimming pool, sauna, gym, ping-pong & billiards. Unbeatable location that's just steps to Kwantlen (KPU), Canada Line, buses, Lansdowne Mall, T&T, Walmart & all the stores / dining located at The Central at Garden City shops.**



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**Active**  
**R3060979**  
Board: V  
Apartment/Condo

**317 3300 KETCHESON ROAD**

Richmond  
West Cambie  
V6X 0S5

Residential Attached

**\$750,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$750,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2019</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>6</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>ZHR10</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,430.43</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>030-952-671</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No :</b>		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Other**  
Exterior: **Concrete, Glass**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces: **0**  
Fireplace Fuel: **None**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Other, Tile**

Legal: **STRATA LOT 18, BLOCK 5N, PLAN EPS6022, SECTION 27, 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: **Air Cond./Central, In Suite Laundry, Recreation Center**

Site Influences:  
Features:

Finished Floor (Main): <b>795</b>			Units in Development:			Tot Units in Strata:			Locker:		
Finished Floor (Above): <b>0</b>			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name: <b>Rancho Management</b>			Mgmt. Co's #:			<b>604-684-4508</b>		
Finished Floor (Below): <b>0</b>			Maint Fee: <b>\$546.82</b>			Council/Park Apprv?:					
Finished Floor (Basement): <b>0</b>			Maint Fee Includes: <b>Gardening, Management, Recreation Facility</b>								
Finished Floor (Total): <b>795 sq. ft.</b>											
Unfinished Floor: <b>0</b>											
Grand Total: <b>795 sq. ft.</b>			Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>								
Suite: <b>None</b>			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: <b>None</b>			# or % of Rentals Allowed: <b>100</b>								
Crawl/Bsmt. Ht:			Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details:								
# of Levels: <b>1</b>											
# of Rooms: <b>5</b>											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Kitchen	9' x 8'11			x	1	Main	3	Yes		
Main	Living Room	11'10 x 10'			x	2	Main	3	No		
Main	Dining Room	10' x 6'1			x	3					
Main	Primary Bedroom	8'10 x 8'3			x	4					
Main	Bedroom	9'6 x 8'9			x	5					
		x			x	6					
		x			x	7					
		x			x	8					

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

**Court order sale, Concord Gardens. 2 bedrooms, 2 baths, laminate flooring, air conditioning, quartz countertops. Access to Diamond Club, indoor pool, hot tub, gym. Minutes to YVR. Easy to show call today to view**





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**Active**  
**R3041299**

Board: V  
Townhouse

**8 10000 FISHER GATE**

Richmond  
West Cambie  
V6X 3W8

Residential Attached

**\$1,138,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$1,174,000</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>1994</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>31</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RTL-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,223.54</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	P.I.D.: <b>018-996-183</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>Alderbridge Estates</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey, Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Slab**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Visitor Parking**  
Dist. to Public Transit: **Outside** Dist. to School Bus: **1 Kilometer**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **: Foreclosure**  
Fixtures Rmvd: **: Foreclosure**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 110, BLOCK 5N, PLAN LMS1010, SECTION 35, 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: **None**

Site Influences: **Central Location, Paved Road, Private Setting, Private Yard**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **915**  
Finished Floor (Above): **1,042**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,957 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,957 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **14**

Units in Development: **119**  
Exposure: **South**  
Mgmt. Co's Name: **First Service Residential**  
Maint Fee: **\$546.52**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management**

Tot Units in Strata: **119** Locker: **No**  
Storeys in Building: **2**  
Mgmt. Co's #: **604-683-8900**  
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**  
Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**  
# 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	Foyer	10'5" x 5'3"	Above	Other	8'6" x 9'	1	Main	4	No
Main	Living Room	16' x 12'	Above	Walk-In Closet	9' x 6'2"	2	Above	5	Yes
Main	Kitchen	11'4" x 9'2"	Above	Other	8'9" x 5'	3	Above	4	No
Main	Dining Room	12' x 9'2"	Above	Bedroom	18'6" x 11'2"	4			
Main	Family Room	14'10" x 11'7"	Above	Bedroom	10'2" x 9'7"	5			
Main	Office	5' x 4'11"	Above	Bedroom	12' x 9'10"	6			
Main	Laundry	9' x 5'10"			x	7			
Above	Primary Bedroom	15' x 11'5"			x	8			

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

**This Court-Ordered Foreclosure Sale is your chance to own a standout home in Alderbridge Estates—one of Richmond's most desirable family neighborhoods. With nearly 2,000 sq ft of living space, this 4-bedroom townhome feels more like a detached house. The only shared wall is at the double side-by-side garage, offering added privacy and quiet. Inside, the layout is bright and spacious, with a fenced backyard right off the kitchen and dining area—perfect for outdoor entertaining or a safe play area for kids. Upstairs features four well-sized bedrooms, a large laundry and storage room, and ample closet space throughout. Just minutes from Tomsett Elementary, parks, shopping, and everyday amenities. Homes like this rarely hit the market—don't miss your opportunity. Thank you, Luke**



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**Active**  
**R3018728**

Board: V  
Townhouse

**55 5380 SMITH DRIVE**

Richmond  
Hamilton RI  
V6V 2K8

Residential Attached

**\$1,250,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,350,000</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>1989</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>36</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RTL1</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,077.18</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>014-760-720</b>	For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>		Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year: **9999**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes: OWNER HAS THE RIGHT TO REMOVE APPLIANCES**  
Floor Finish:

Legal: **STRATA LOT 55, BLOCK 4N, PLAN NWS3069, SECTION 1, 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: **Garden, In Suite Laundry**

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **Sprinkler - Fire**

Finished Floor (Main): **2,886**  
Finished Floor (Above): **752**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,638 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **3,638 sq. ft.**

Suite: **Unauthorized Suite**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **13**

Units in Development: **75**  
Exposure: **Southeast**  
Mgmt. Co's Name: **First Service Residential**  
Maint Fee: **\$955.05**  
Maint Fee Includes: **Management, Sewer, Water**

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age: # of Pets:  
# or % of Rentals Allowed: Cats: **Yes** Dogs: **Yes**  
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	19' x 18'	Main	Mud Room	26' x 5'	1	Main	6	Yes
Main	Dining Room	16' x 13'	Main	Foyer	20' x 10'	2	Main	3	No
Main	Kitchen	14' x 14'	Abv Main 2	Bedroom	14' x 15'	3	Above	4	Yes
Main	Eating Area	14' x 10'	Abv Main 2	Primary Bedroom	12' x 13'	4	Main	2	No
Main	Family Room	21' x 15'	Abv Main 2	Den	21' x 11'	5			
Main	Primary Bedroom	18' x 15'			x	6			
Main	Walk-In Closet	14' x 6'4"			x	7			
Main	Bedroom	12' x 12'			x	8			

Listing Broker(s): **TRG The Residential Group Downtown Realty**

**Welcome to this impressive custom-built detached townhouse nestled in the vibrant Hamilton area. This custom-built 4 bdrm home offers a spacious 3700 sf layout featuring spacious rooms w/generous proportions & 3.5 well-appointed bathrooms that create an inviting atmosphere, while partial mountain and park views provide a serene backdrop to daily life. Enter the living area where marble fireplace creates a cozy ambiance, ideal for relaxation. The property boasts 2 expansive yards, providing ample space for gardening, outdoor entertainment, or just soaking up the sun. A standout feature is the versatile in-law suite, perfect for extended family or rental potential. Located just a short walk from Hamilton Elementary, the location is excellent for families desiring both comfort & convenience.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3015583**

Board: V  
Townhouse

**72 5531 CORNWALL DRIVE**

Richmond  
Terra Nova  
V7C 5N7

Residential Attached

**\$1,320,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,400,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>1992</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>33</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>R-2</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,980.67</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>017-818-061</b>	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: <b>Quilchena Green</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Side**  
Parking: **Add. Parking Avail., Garage; Double, Visitor Parking**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 37, BLOCK 4N, PLAN LMS423, SECTION 3, RANGE 7W, 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: **Club House**

Site Influences:  
Features:

Finished Floor (Main): **1,545**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **825**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,370 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,370 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **12**

Units in Development: **91**  
Exposure:  
Mgmt. Co's Name: **Colvan Pacific**  
Maint Fee: **\$708.83**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **91** Locker:  
Storeys in Building: **2**  
Mgmt. Co's #: **604-683-8399**  
Council/Park Apprv?:

Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age: **55+** # of Pets: **1** Cats: **Yes** Dogs: **Yes**  
# 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	Foyer	6'11" x 17'2"	Above	Primary Bedroom	13'5" x 14'10"	1	Main	5	Yes
Main	Living Room	12'3" x 17'8"	Above	Walk-In Closet	7'2" x 5'5"	2	Main	2	No
Main	Dining Room	11'3" x 17'7"	Above	Bedroom	13'2" x 15'3"	3	Above	4	Yes
Main	Kitchen	9'5" x 12'5"	Above	Walk-In Closet	8'5" x 5'5"	4	Above	4	Yes
Main	Family Room	16'9" x 13'11"			x	5			
Main	Laundry	7'5" x 5'11"			x	6			
Main	Primary Bedroom	14'7" x 15'2"			x	7			
Main	Walk-In Closet	7'11" x 6'1"			x	8			

Listing Broker(s): **Oakwyn Realty Encore**

**Court Ordered Sale - Welcome to Quilchena Green – a highly sought-after, 55 + gated townhouse community. This potentially beautiful townhome offers the perfect blend of comfort and convenience with two spacious primary suites, one conveniently located on the main floor. The inviting living room boasts vaulted ceilings with stunning accent beams, creating an airy and bright atmosphere, while a cozy fireplace adds warmth and charm. The foyer entry also features vaulted ceilings, enhancing the open, spacious feel of the home. Highlights include a private driveway offering parking for two vehicles, ensuring ample space for residents and guests alike. Don't miss out on this exceptional opportunity to own in Quilchena Green. All showings need to be accompanied with your Realtor. Thank you.**





Presented by:  
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**Active**  
**R3039644**

Board: V  
Apartment/Condo

**1802 5811 NO. 3 ROAD**

Richmond  
Brighthouse  
V6X 4L7

Residential Attached

**\$2,099,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?:  
Meas. Type: Bedrooms: **3**  
Frontage(feet): Bathrooms: **4**  
Frontage(metres): Full Baths: **3**  
Depth / Size (ft.): Half Baths: **1**  
Sq. Footage: **0.00**  
Flood Plain: P.I.D.: **027-010-929**  
View: **Yes : Mountain and City Views**  
Complex / Subdiv: **ACQUA**  
First Nation  
Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$2,199,000**  
Approx. Year Built: **2007**  
Age: **18**  
Zoning: **CDT1**  
Gross Taxes: **\$6,871.97**  
For Tax Year: **2024**  
Tax Inc. Utilities?:  
Tour:

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage Underbuilding, Visitor Parking**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **STRATA LOT 179, BLOCK 4N, PLAN BCS2252, SECTION 5, 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: **Elevator, Garden, Recreation Center, Sauna/Steam Room, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **1,848**  
Finished Floor (Above): **736**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,584 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,584 sq. ft.**

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

# of Levels: **2**  
# of Rooms: **8**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **First Service Residential**  
Maint Fee: **\$1,239.76**  
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Water**

Tot Units in Strata: Locker: **Yes**  
Storeys in Building:  
Mgmt. Co's #: **604-684-6291**  
Council/Park Apprv?:  
# of Pets: **1** Cats: **Yes** Dogs: **Yes**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**  
Short Term Lse-Details: **more than 90 days**

Floor	Type	Dimensions
Main	Living Room	23'8" x 13'8"
Main	Kitchen	10' x 9'
Main	Dining Room	15' x 12'
Main	Primary Bedroom	15' x 12'
Main	Family Room	12' x 10'
Main	Den	9' x 8'
Above	Primary Bedroom	15' x 15'
Above	Bedroom	12' x 12'

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **Royal Pacific Riverside Realty Ltd.**

**Acqua - Experience luxury living in this two-level Penthouse at the iconic Bosa-built Landmark building in Richmond. Spanning 2,493 sq ft, this rare gem offers breathtaking 180° panoramic views of the water and North Shore mountains, facing North, East, and West. Featuring 3 spacious bedrooms—all with ensuite baths—a large den, 3.5 bathrooms, a family room, and two-sided fireplace. Enjoy over 500 sq ft of private patio space. First-class amenities include pool, hot tub, steam room, gym, clubhouse, media room, and concierge. Comes with 2 side-by-side parking stalls and a storage locker. Prime location: steps to Richmond Centre, Canada Line, Price Smart, and Kwantlen University. It is a one of a kind layout that is hard to see elsewhere.**