



Presented by:
Mylyne Santos PREC*

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



Active
R3036026

Board: V
Apartment/Condo

114 7411 MINORU BOULEVARD

Richmond
Brighthouse South
V6Y 1Z3

Residential Attached

\$399,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$449,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1982
Frontage(feet):	Bathrooms: 1	Age: 43
Frontage(metres):	Full Baths: 1	Zoning: RAM-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,631.03
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 002-141-752	Tax Inc. Utilities?:
View: No :		Tour:
Complex / Subdiv: Woodridge Estates		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **STRATA LOT 108, BLOCK 4N, PLAN NWS1942, 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, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Sauna/Steam Room**

Site Influences: **Central Location, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm**

Finished Floor (Main): 910	Units in Development:	Tot Units in Strata: 141	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: The Wynford Group	Mgmt. Co's #: 604-261-0285	
Finished Floor (Below): 0	Maint Fee: \$659.87	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water		
Finished Floor (Total): 910 sq. ft.			
Unfinished Floor: 0			
Grand Total: 910 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: No
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Primary Bedroom	15'11 x 10'10	1	Main	4	No
Main	Bedroom	13'6 x 9'1	2			
Main	Kitchen	8' x 7'11	3			
Main	Foyer	6'6 x 4'10	4			
Main	Dining Room	9'11 x 7'6	5			
Main	Living Room	15'6 x 12'	6			
Main	Den	6'0 x 4'0	7			
		x	8			

Listing Broker(s): **Zolo Realty**

INVESTORS & FIRST TIME BUYERS - Priced \$150,000 (28%) below 2025 assessed value, this well-appointed 2-bedroom and den (storage) corner unit offers 910 sq ft of comfortable living with a smart, functional layout. Additional highlights include in-suite laundry and a spacious covered balcony. Enjoy unparalleled amenities, convenience with Schools, Skytrain, Richmond Hospital, Shopping, Transit, and the new Community Centre steps away. Stroll to popular Minoru Park, complete with a brand new track, sports fields, & night lighting. A superb opportunity to own in a sought-after complex with a proven reputation for quality living. Open House: Sat August 23rd & Sun August 24th between 1:00pm-4:00pm. Strata Fee includes City Water, Heat, & Sewer bill. Offers reviewed Mon August 25th at 6:00pm.



Presented by:
Mylyne Santos PREC*

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



Active
R3018272
Board: V
Apartment/Condo

1 8400 COOK ROAD

Richmond
Brighthouse
V6Y 1V5

Residential Attached

\$545,000 (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: **\$545,000**

Approx. Year Built: **2010**

Age: **15**

Zoning: **RES**

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

For Tax Year: **2024**

Tax Inc. Utilities?:

Tour:

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.



Presented by:
Mylyne Santos PREC*

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



Active
R3026246

Board: V
Apartment/Condo

204 3391 SPRINGFIELD DRIVE

Richmond
Steveston North
V7E 1Y9

Residential Attached

\$568,000 (LP)

(SP)



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

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): 1,395			Units in Development: 8			Tot Units in Strata: 20			Locker: Yes		
Finished Floor (Above): 0			Exposure: North			Storeys in Building: 2					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Dwell Property MGMT			Mgmt. Co's #: 604-821-2999					
Finished Floor (Below): 0			Maint Fee: \$500.00			Council/Park Apprv?: No					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Gardening, Management								
Finished Floor (Total): 1,395 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,395 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Smoking Restrictions								
Suite: None			Restricted Age:			# of Pets: 2			Cats: Yes Dogs: Yes		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 11											
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.



Presented by:
Mylyne Santos PREC*

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



Active
R2935101
Board: V
Apartment/Condo

720 8800 HAZELBRIDGE WAY

Richmond
West Cambie
V6X 0S3

Residential Attached

\$599,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$711,900
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 1	Age: 5
Frontage(metres):	Full Baths: 1	Zoning: ZHR10
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,842.32
Sq. Footage: 0.00	P.I.D.: 030-950-139	For Tax Year: 2023
Flood Plain:		Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **: "AS IS WHERE IS"**
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 101, BLOCK 5N, PLAN EPS6023, SECTION 28, 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, Club House, Elevator, Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Concierge**

Site Influences:
Features:

Finished Floor (Main): 614	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure: South	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Rancho	Mgmt. Co's #: 604-331-4285	
Finished Floor (Below): 0	Maint Fee: \$430.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Recreation Facility, Sewer, Snow removal, Water		
Finished Floor (Total): 614 sq. ft.			
Unfinished Floor: 0			
Grand Total: 614 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 5			
Floor	Type	Dimensions	Bath
Main	Living Room	12' x 9'5	1
Main	Kitchen	10' x 9'5	2
Main	Primary Bedroom	9'10 x 9'1	3
Main	Den	8' x 7'6	4
Main	Foyer	8'2 x 4'1	5
			6
			7
			8

Listing Broker(s): **Amex - Fraseridge Realty**

South-facing 1 bedroom & den in a great condition, this home highlights a functional and roomy layout with no wasted space. Home has air-conditioning. The Diamond Club boasts over 20,000sqft of indoor amenities featuring a swimming pool, fitness gym, games room, bowling alley, basketball & badminton court, and more. Central location with an abundance of nearby shops and restaurants including T&T, Aberdeen Mall, Foody World, Union Square & Yaohan Centre.



Presented by:
Mylyne Santos PREC*

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



Active
R3014263
Board: V
Apartment/Condo

1307 8180 GRANVILLE AVENUE

Richmond
Brighthouse South
V6Y 4G1

Residential Attached

\$624,500 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$649,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1999
Frontage(feet): 0.00	Bathrooms: 2	Age: 26
Frontage(metres): 0.00	Full Baths: 2	Zoning: APT
Depth / Size (ft.): 0.0	Half Baths: 0	Gross Taxes: \$2,076.80
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 024-376-833	Tax Inc. Utilities?: No
View: Yes :Gorgeous City View		Tour:
Complex / Subdiv: THE DUCHESS		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Other**
Construction: **Concrete**
Exterior: **Concrete, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
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: **Side**
Parking: **Garage; Underground**
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 86, BLOCK 4N, PLAN LMS3798, 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, Exercise Centre**

Site Influences:
Features:

Finished Floor (Main): **945**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **945 sq. ft.**
Unfinished Floor: **0**
Grand Total: **945 sq. ft.**

Units in Development:
Exposure: **South**
Mgmt. Co's Name: **The Wynford Group**
Maint Fee: **\$436.00**
Maint Fee Includes:

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-261-0285**
Council/Park Apprv?:

Locker:

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

of Levels: **1**
of Rooms: **5**

Bylaws Restrictions: **Rentals Allowed**
Restricted Age:
or % of Rentals Allowed: **10**
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	17' x 14'			x	1	Main	3	No
Main	Dining Room	10' x 10'			x	2	Main	3	Yes
Main	Kitchen	9' x 8'			x	3			
Main	Primary Bedroom	18' x 10'6			x	4			
Main	Bedroom	14' x 9'			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Amex - Fraseridge Realty**

The Duchess, spacious 2 bdrm and 2 full bathrm in Prime location, bright South facing unit with gorgeous view, 2 balconies off each bdrm. Central Location provides easy access to all the amenities! Measure approx. Buyer to verify. Features: secure parking, EV parking, fitness center, rooftop terrace.



Presented by:
Mylyne Santos PREC*

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



Active
R2948451
Board: V
Apartment/Condo

233 7451 MOFFATT ROAD

Richmond
Brighthouse South
V6Y 3W3

Residential Attached

\$695,900 (LP)

(SP)



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

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): **1,081**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,081 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,081 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: **DWELL MANAGEMENT**
Maint Fee: **\$435.28**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water**

Tot Units in Strata:
Storeys in Building: **3** Locker: **Yes**
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?:

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	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?:	Original Price: \$749,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1992
Frontage(feet):	Bathrooms: 2	Age: 33
Frontage(metres):	Full Baths: 2	Zoning: RCL 1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,366.20
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 018-013-376	Tax Inc. Utilities?:
View: Yes : Mountain		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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:

Dist. to School Bus:

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.**

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:

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

of Levels: **1**
of Rooms: **5**

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.



Presented by:
Mylyne Santos PREC*

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



Active
R3028255

Board: V
Apartment/Condo

1501 8871 LANSDOWNE ROAD

Richmond
Brighthouse
V6X 3X8

Residential Attached

\$780,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$780,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1995
Frontage(feet):	Bathrooms: 2	Age: 30
Frontage(metres):	Full Baths: 2	Zoning: RCL1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,426.48
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 019-119-666	Tax Inc. Utilities?:
View: Yes : Unobstructed city & mountain		Tour: Virtual Tour URL
Complex / Subdiv: Centre Pointe		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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): 1,184	Units in Development: 391	Tot Units in Strata: 391 Locker: Yes
Finished Floor (Above): 0	Exposure: North, West	Storeys in Building:
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dorset Realty	Mgmt. Co's #: 604-270-1711
Finished Floor (Below): 0	Maint Fee: \$378.58	Council/Park Apprv?:
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility	
Finished Floor (Total): 1,184 sq. ft.		
Unfinished Floor: 0		
Grand Total: 1,184 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Suite:	Restricted Age:	# of Pets: 2 Cats: Yes Dogs: No
Basement: None	# or % of Rentals Allowed:	
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No	
# of Kitchens: 1	Short Term Lse-Details:	
# of Rooms: 7		

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'9 x 14'2	1	Main	4	Yes
Main	Dining Room	12'7 x 11'9	2	Main	3	No
Main	Kitchen	10'4 x 8'8	3			
Main	Primary Bedroom	13' x 11'6	4			
Main	Bedroom	11'1 x 9'2	5			
Main	Den	11'1 x 9'2	6			
Main	Foyer	8'1 x 4'5	7			
		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 NE 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.



Presented by:
Mylyne Santos PREC*

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



Active
R3041299

Board: V
Townhouse

8 10000 FISHER GATE

Richmond
West Cambie
V6X 3W8

Residential Attached

\$1,174,000 (LP)

(SP)



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

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



Presented by:
Mylyne Santos PREC*

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



Active
R3018728

Board: V
Townhouse

55 5380 SMITH DRIVE

Richmond
Hamilton RI
V6V 2K8

Residential Attached

\$1,298,000 (LP)

(SP)



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

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**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: OWNER HAS THE RIGHT TO REMOVE APPLIANCES**
Floor Finish:

Dist. to School Bus:

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

Locker:

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

of Pets:

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Living Room	19' x 18'
Main	Dining Room	16' x 13'
Main	Kitchen	14' x 14'
Main	Eating Area	14' x 10'
Main	Family Room	21' x 15'
Main	Primary Bedroom	18' x 15'
Main	Walk-In Closet	14' x 6'4"
Main	Bedroom	12' x 12'

Floor	Type	Dimensions
Main	Mud Room	26' x 5'
Main	Foyer	20' x 10'
Abv Main 2	Bedroom	14' x 15'
Abv Main 2	Primary Bedroom	12' x 13'
Abv Main 2	Den	21' x 11'
		x
		x
		x

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



Active
R3015583

Board: V
Townhouse

72 5531 CORNWALL DRIVE

Richmond
Terra Nova
V7C 5N7

Residential Attached

\$1,370,000 (LP)

(SP)



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

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:
Mylyne Santos PREC*

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



Active
R3030946

Board: V
Townhouse

104 10388 NO. 2 ROAD

Richmond
Woodwards
V7E 0B9

Residential Attached

\$1,550,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **4**
Frontage(feet): Bathrooms: **5**
Frontage(metres): Full Baths: **4**
Depth / Size (ft.): Half Baths: **1**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **030-161-771**
View: **No**
Complex / Subdiv:
First Nation
Services Connctd: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,599,000**
Approx. Year Built: **2016**
Age: **9**
Zoning: **RES**
Gross Taxes: **\$5,100.00**
For Tax Year: **2024**
Tax Inc. Utilities?:
Tour:

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: Rain Screen:
Fuel/Heating: **Baseboard, Electric** Metered Water:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s) & Deck(s)** R.I. Plumbing:
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed, Tile**

Legal: **STRATA LOT 105, BLOCK 4N, PLAN EPS3645, SECTION 31, 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: **Club House, In Suite Laundry**

Site Influences: **Private Setting, Private Yard, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Finished Floor (Main): **819**
Finished Floor (Above): **828**
Finished Floor (AbvMain2): **318**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,965 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,965 sq. ft.**

Units in Development: **133**
Exposure: **South**
Mgmt. Co's Name:
Maint Fee: **\$500.00**
Maint Fee Includes: **Gardening, Management**

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

Locker:

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

of Levels: **3**
of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., 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
Main	Living Room	19'3 x 12'0
Main	Kitchen	14'4 x 14'11
Main	Dining Room	15'3 x 10'0
Main	Pantry	4'6 x 4'1
Above	Bedroom	9'6 x 9'0
Above	Bedroom	9'4 x 9'0
Above	Primary Bedroom	11'6 x 11'11
Below	Bedroom	11'11 x 10'0

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

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

Kingsley Estates by Polygon offers a sought-after address that embraces stunning natural beauty alongside a 15 acre green park. This 3 level townhome is impeccably designed with close to 2,000 sqft living space. Open concept floorplan makes the living room level feel large and open. 10-ft ceilings, large windows, north/south facing, with south facing living room and master bedroom. 3 generous size bedrooms on the upper level, and 4th bedroom on the ground level. All bedrooms are with ensuite bathrooms! A 2,000 sq-ft clubhouse at the heart of the community offers a private retreat for social gatherings, exercising, relaxing and more. Top school catchment with McKinny Elementary & Steveston London Secondary. Minutes walk to park, schools, short drive to airport, shopping, city center.



Presented by:
Mylyne Santos PREC*

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



Active
R3039644

Board: V
Apartment/Condo

1802 5811 NO. 3 ROAD

Richmond
Brighthouse
V6X 4L7

Residential Attached

\$2,199,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,199,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 4	Age: 18
Frontage(metres):	Full Baths: 3	Zoning: CDT1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$6,871.97
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 027-010-929	Tax Inc. Utilities?:
View: Yes : Mountain and City Views		Tour:
Complex / Subdiv: ACQUA		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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): 1,771	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 722	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-684-6291	
Finished Floor (Below): 0	Maint Fee: \$1,000.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Water		
Finished Floor (Total): 2,493 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,493 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: more than 90 days		
# of Levels: 2			
# of Rooms: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	23'8" x 13'8"				1	Main	5	Yes
Main	Kitchen	10' x 9'				2	Main	4	Yes
Main	Dining Room	15' x 12'				3	Above	3	Yes
Main	Primary Bedroom	15' x 12'				4	Above	2	No
Main	Family Room	12' x 10'				5			
Main	Den	9' x 8'				6			
Above	Primary Bedroom	15' x 15'				7			
Above	Bedroom	12' x 12'				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.