



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2211807Board: V
Apartment/Condo**128 8880 NO. 1 ROAD**Richmond
Boyd Park
V7C 4C1

Residential Attached

\$299,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$299,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1973**
 Depth / Size (ft.): Bedrooms: **2** Age: **44**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RAM1**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$726.53**
 Council Apprv?: Half Baths: **0** For Tax Year: **2017**
 Exposure: Maint. Fee: **\$398.86** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-185-608**
 Mgmt. Co's Name: **REMAX PPTY** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-821-2999**
 View: **No :**
 Complex / Subdiv: **APPLE GREEN**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Hot Water**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Other**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development: **411** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **411**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Gardening, Heat, Hot Water, Management, Recreation Facility**
 Legal: **PL NWS518 LT 70 BLK 4N LD 36 SEC 23 RNG 7W**

Amenities: **Elevator, Exercise Centre, Pool; Outdoor, Recreation Center, Shared Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	10' x 10'			x			x
Main	Living Room	10' x 10'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	936	# of Rooms: 4	# of Kitchens: 0	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	936 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	936 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **Sutton Grp-West Coast (w.blvd)**

Spacious 2 bdrm suite facing into green space. This is a gem waiting for your own personal touches. Exterior of complex redone. Great location & recreational facilities. Bring your decorating ideas and updates. Easy to show with reasonable notice.



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**Active**
R2201207Board: V
Apartment/Condo**306 8540 CITATION DRIVE**Richmond
Brighthouse
V6Y 3A3

Residential Attached

\$328,888 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?: **No**
Exposure: **West**
If new, GST/HST inc?: **No**Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$310.00**Original Price: **\$328,888**
Approx. Year Built: **1980**
Age: **37**
Zoning: **025**
Gross Taxes: **\$615.53**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **001-784-285**
Tour:Mgmt. Co's Name: **PACIFIC QUORUM**Mgmt. Co's Phone: **604-695-3828**View: **Yes: CITY VIEW**Complex / Subdiv: **BELMONT PARK**Services Connected: **Electricity, Sanitary Sewer, Water**Style of Home: **Inside Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**Dist. to Public Transit: **1/2 BLK**
Units in Development: **74**
Title to Land: **Freehold Strata**Locker: **N**
Dist. to School Bus: **1/2 BLK**
Total Units in Strata: **74**Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
Legal: **PL NWS1374 LT 55 BLK 4N LD 36 SEC 9 RNG 6W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**Amenities: **Club House, Elevator, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Shared Laundry**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Dining Room	10' x 9'			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	11' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	864	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	864 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Grand Total:	864 sq. ft.	Basement:	Allwd w/Restrctns					6				
			None					7				
								8				

Listing Broker(s): **Dexter Associates Realty****COURT ORDER SALE - ATTENTION RENOVATORS AND INVESTORS- FANTASTIC CENTRAL RICHMOND CONDO** Being sold 'AS-IS, WHERE-IS'. This large two bedroom/one bath unit is completely ready for ALL your finishing touches - in a well maintained CONVENIENTLY LOCATED strata building. Amazing central location blocks away from ALL the amenities on an outstanding street! The Buyer/s should independently verify all listing information.



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**Active**
R2206649Board: V
Townhouse**204 2211 NO. 4 ROAD**Richmond
Bridgeport RI
V6X 3X1

Residential Attached

\$398,000 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$198.06**Original Price: **\$398,000**
Approx. Year Built: **1993**
Age: **24**
Zoning: **RTL 1**
Gross Taxes: **\$1,246.35**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **018-385-184**
Tour:Mgmt. Co's Name: **PACIFICA**
Mgmt. Co's Phone: **604-876-6400**

View: :

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Other**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**Total Parking: Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Underground**Locker: **N**
Dist. to School Bus:
Total Units in Strata:Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Other**Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**
Legal: **PL LMS838 LT 71 BLK 5N LD 36 SEC 22 RNG 6W**Amenities: **Club House, Garden, In Suite Laundry**Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			x			x
Main	Dining Room	11' x 7'			x			x
Main	Kitchen	9' x 8'			x			x
Above	Master Bedroom	13' x 13'			x			x
Above	Bedroom	11' x 9'			x			x
Above	Den	9' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	521	# of Rooms: 6	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	492	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3	Above	4	No	Pool:
Finished Floor (Total):	1,013 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions			5				Door Height:
Grand Total:	1,013 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **RE/MAX Select Properties****Corner unit with 2 bedroom & Den which could easily be converted into a 3rd bedroom, 2 1/2 bathrooms with 2 underground parking stalls! This complex is located right near Costco, Canada Line, shopping centres, airport & Vancouver.**



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**Active**
R2203314Board: V
Apartment/Condo**111 4728 53 STREET**Ladner
Delta Manor
V4K 2Z1

Residential Attached

\$469,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure: **West**
If new, GST/HST inc?:
Mgmt. Co's Name: **Remax Property Mgmt**
Mgmt. Co's Phone:
View: :
Complex / Subdiv: **SUNNINGDALE**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$329.58**

Original Price: **\$469,000**
Approx. Year Built: **1992**
Age: **25**
Zoning: **CD158**
Gross Taxes: **\$1,395.02**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **017-414-083**
Tour:

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations: **Partly**
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage Underbuilding**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Management**Legal: **PL LMS87 LT 10 DL 116 LD 36 GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF T**Amenities: **Elevator, In Suite Laundry, Recreation Center, Storage**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'			x			x
Main	Dining Room	12' x 7'			x			x
Main	Kitchen	13' x 9'			x			x
Main	Master Bedroom	16' x 12'			x			x
Main	Bedroom	12' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,087	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	1,087 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns						6				
Grand Total:	1,087 sq. ft.	Basement:	None					7				
								8				

Listing Broker(s): **Royal LePage Regency Realty**

SUNNINGDALE - This well cared for 2 bedroom, 2 bathroom suite is in great move-in condition. The apartment is approximately 1,100 sq.ft. with good size master and a 5' walk-in shower in ensuite, newer flooring and freshly painted with 9' ceilings throughout. Large windows make for a bright home and the balcony is facing west, with some trees keeping it private and cooler in the summer. Additional storage in parkade room. Strata is in great shape. Rarely available in this building. Don't miss this opportunity. Open House Sept 9/10 (2-4 pm).



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Active
R2183814

Board: V
Apartment/Condo

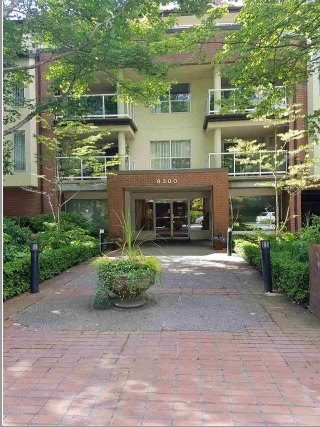
102 8300 BENNETT ROAD

Richmond
Brighthouse South
V6Y 1N5

Residential Attached

\$488,888 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$488,888**
Meas. Type: Frontage (metres): Approx. Year Built: **1991**
Depth / Size (ft.): Bedrooms: **2** Age: **26**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RAM1**
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,168.73**
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**
Exposure: **Northeast** Maint. Fee: **\$299.76** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **015-830-900**
Mgmt. Co's Name: **Re/Max Property Mgmt** Tour:
Mgmt. Co's Phone: **604-821-2999**
View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding, Visitor Parking**
Locker:
Dist. to Public Transit: **1 BLK** Dist. to School Bus:
Units in Development: **46** Total Units in Strata: **46**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management, Sewer, Water**
Legal: **PL NWS3200 LT 16 BLK 4N LD 36 SEC 16 RNG 6W**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Retirement Community, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'3 x 9'6			x			x
Main	Dining Room	12' x 10'			x			x
Main	Living Room	17'9 x 13'9			x			x
Main	Master Bedroom	13'0 x 11'5			x			x
Main	Bedroom	13'0 x 10'11			x			x
Main	Foyer	7'0 x 4'9			x			x
Main	Patio	13'0 x 11'7			x			x
Main	Other	4'8 x 3'8			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,178	# of Rooms:	8	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	1,178 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Not Allowed					5				Door Height:
Grand Total:	1,178 sq. ft.	Basement:	None					6				
								7				
								8				

Listing Broker(s): **Team 3000 Realty Ltd.**

Great opportunity! First time on the market. Conveniently located near shopping, Skytrain/public transportation. Walking distance to recreation, elementary, secondary and French Immersion schools. Great layout. Gas fireplace, 2 full bathrooms and partly covered deck. Bring your decorating ideas for this spacious unit with lots of closets. One underground parking stall (#48), one storage locker on the deck. Priced accordingly.



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**Active**
R2200263Board: V
Apartment/Condo**124 12931 RAILWAY AVENUE**Richmond
Steveston South
V7E 6M5

Residential Attached

\$499,000 (LP)

(SP)

Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **2**
Full Baths: **1**
Half Baths: **1**
Maint. Fee: **\$337.00**Original Price: **\$499,000**
Approx. Year Built: **1995**
Age: **22**
Zoning: **R4**
Gross Taxes: **\$1,147.74**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **023-045-841**
Tour:Mgmt. Co's Name: **COLYVAN**

Mgmt. Co's Phone:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt, Other**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**Total Parking: Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Locker: **N**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Mixed**Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **SL 66 B3N PL LMS1911 SEC 11 & 12 R7W LD 36**Amenities: **Bike Room, Elevator, In Suite Laundry, Recreation Center, Wheelchair Access**Site Influences:
Features: **Clothes Washer/Dryer, Fireplace Insert, Garage Door Opener, Microwave, Pantry, Smoke Alarm, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 9'			x			x
Main	Master Bedroom	16' x 13'			x			x
Main	Dining Room	10' x 9'			x			x
Main	Eating Area	7' x 7'			x			x
Main	Living Room	15' x 13'			x			x
Main	Laundry	6' x 4'			x			x
Main	Walk-In Closet	5' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	805	# of Rooms:	7	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats: Y		Dogs: Y		3				Pool:
Finished Floor (Total):	805 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals						5				Door Height:
Grand Total:	805 sq. ft.	Allwd w/Restrctns						6				
		Basement: None						7				
								8				

Listing Broker(s): **Regent Park Fairchild Rlty Inc****Beautiful one bedroom, 2 bathrooms apartment in the most desirable area of Steveston Village. School and transit close by. School catchment--Homma Elementary, McMath Secondary. This home features a large kitchen, a large master bedroom with an ensuite bathroom, a gas fireplace, and a large covered balcony. Short walk to dyke, high ceiling. One secured underground parking stall. Easy to show.**



Presented by:

Thane Lanz

Keller Williams Black Diamond

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**Active**
R2209522Board: V
Apartment/Condo**1608 6651 MINORU BOULEVARD**Richmond
Brighthouse
V6Y 1Z2

Residential Attached

\$549,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$549,900**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1973**
 Depth / Size (ft.): Bedrooms: **2** Age: **44**
 Lot Area (sq.ft.): Bathrooms: **2** Zoning: **001**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,497.10**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**
 Exposure: **East** Maint. Fee: **\$583.08** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **001-200-747**
 Mgmt. Co's Name: **DORSET RELATY** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-270-8446**
 View: **Yes: 180 DEGREE NORTH/SOUTH VIEWS**
 Complex / Subdiv: **REGENCY PARK TOWERS**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Brick, Concrete**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Hot Water, Radiant**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **1** Parking Access: **Side**
 Parking: **Carport; Single, Open, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **NEAR**
 Units in Development: **173** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold Strata** Total Units in Strata: **173**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Heat, Hot Water, Management, Sewer, Water**
 Legal: **PL NWS195 LT 164 BLK 4N LD 36 SEC 8 RNG 6W**

Amenities: **Bike Room, Elevator, Pool; Outdoor, Shared Laundry, Swirlpool/Hot Tub, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'4 x 16'4			x			x
Main	Dining Room	22'4 x 13'			x			x
Main	Kitchen	9' x 9'			x			x
Main	Flex Room	9' x 8'			x			x
Main	Master Bedroom	15'3 x 11'			x			x
Main	Bedroom	13'9 x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,565	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age: 19+			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: N	Dogs: N	3				Pool:
Finished Floor (Total):	1,565 sq. ft.	# or % of Rentals Allowed: 1			4				Garage Sz:
		Bylaw Restrict: Age Restrictions, Pets Allowed			5				Door Height:
Unfinished Floor:	0	w/Rest., Rentals Not Allowed			6				
Grand Total:	1,565 sq. ft.	Basement: None			7				
					8				

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

SUB PENTHOUSE "RANCHER in the SKY" at REGENCY PARK TOWERS! RARELY AVAILABLE 1,565 square feet on ONE FLOOR! Most units this big in Park Towers, are on two floors with bedrooms up. ONLY 8 Units on this floor. PANORAMIC 180 degree VIEWS to the NORTH, EAST and SOUTH. NOTE the OPEN/GREAT ROOM AREA is 29 x 22 which makes for a BRIGHT SPACE with VIEWS FROM EVERY LOCATION. There is ROOM for HOUSE SIZE Living, Dining and Family room furniture! 2 parking spots and storage locker. Steps to Minoru Park; walking track, Seniors Center, Library and New Cultural Center. WALK through Richmond Center across the street to the SKYTRAIN. UNBEATABLE WALKING LOCATION! Open Sat/Sun, Sept 30/Oct 1, from 3-5 pm. COME SEE the VALUE! Age 19+



Presented by:

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Active
R2200283

Board: V
Apartment/Condo

301 1172 55 STREET

Tsawwassen
Tsawwassen Central
V4M 4C3

Residential Attached

\$598,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$598,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1990
Depth / Size (ft.):	Bedrooms: 2	Age: 27
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD132
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,836.66
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure: West	Maint. Fee: \$355.57	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 014-633-124
Mgmt. Co's Name: SELF MANAGED		Tour:
Mgmt. Co's Phone:		
View: :		
Complex / Subdiv: HEATHWOOD		
Services Connected: Community		

Style of Home: **1 Storey, Penthouse**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Dist. to School Bus:
Total Units in Strata: **18**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Gas**
Legal: **PL NWS3023 LT 13 LD 36 SEC 10 TWP 5 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**
Amenities: **Elevator, In Suite Laundry**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 15'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Eating Area	9' x 9'			x			x
Main	Master Bedroom	18' x 12'			x			x
Main	Bedroom	15' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,392	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age: OTHER			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 1,392 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,392 sq. ft.				7				
				8				

Listing Broker(s): **Sutton Group - Seafair Realty**

Sutton Group - Seafair Realty

Large 1392 Sq Ft Penthouse at the popular Heathwood, in the heart of Tsawwassen. This home is West Facing with a Large Deck off Living Area and 2nd Bedroom. The Living Room and Dining Area off the Kitchen allow a Downsizing Buyer to bring their dining suite with hutch and living room furniture with them. The Master Bedroom is oversized with a Large Walk In Closet and spacious Master Bathroom. There is lots of Storage Space in the suite, as well as a Full Size Locker down below. New Hot Water Tank just installed in August 2017. Well run Self Managed Building. 1 Small Dog or Cat allowed. No Rentals and Adult Oriented. Steps away from Town Centre and Bus Stop. This is a Real Gem!!



Presented by:

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Active
R2210577

Board: V
Townhouse

31 8471 RYAN ROAD

Richmond

South Arm

V7A 2E8

Residential Attached

\$708,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Council Apprv?: **No**

Exposure: **North,**

If new, GST/HST inc?:

Mgmt. Co's Name: **Pennyfarthing**

Mgmt. Co's Phone: **604-734-8443**

View: **No :**

Complex / Subdiv: **Cambridge Place**

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**

Bathrooms: **3**

Full Baths: **1**

Half Baths: **2**

Maint. Fee: **\$250.00**

Original Price: **\$708,000**

Approx. Year Built: **1970**

Age: **47**

Zoning: **RTL 1**

Gross Taxes: **\$1,673.57**

For Tax Year: **2017**

Tax Inc. Utilities?: **No**

P.I.D.: **000-998-290**

Tour: **Virtual Tour URL**

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

Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2017**

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **0**

Total Parking: **2** Covered Parking:
Parking: **Open, Visitor Parking**

Parking Access: **Front**

Locker: **N**

Dist. to School Bus: **1 Blk**

Total Units in Strata:

Dist. to Public Transit:

Units in Development:

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management**
Legal: **PL NWS24 LT 11 BLK 4N LD 36 SEC 33 RNG 6W**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'5 x 13'5			x			x
Main	Dining Room	12'4 x 7'0			x			x
Main	Kitchen	11'6 x 10'3			x			x
Main	Foyer	6'7 x 3'11			x			x
Above	Master Bedroom	16' x 13'			x			x
Above	Bedroom	11'6 x 9'8			x			x
Above	Bedroom	10'6 x 9'4			x			x
Above	Den	6' x 5'11			x			x
		x			x			
		x			x			

Finished Floor (Main):	707	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	733	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total):	1,440 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	1,440 sq. ft.	Allwd w/Restrctns			6				
		Basement: Crawl			7				
					8				

Listing Broker(s): **RE/MAX Real Estate Services**

Beautifully updated 3 bedrooms 3 baths plus den townhome with 1440sf at the popular Cambridge Place next to South Arm Park. This spacious home features generous sized bedrooms. Huge master can accommodate king-sized bedroom furniture. New vinyl laminate flooring, new carpet in bedrms. New paint & lighting fixtures, baseboards, countertops, sinks, toilets, faucets & tiled backsplash. New hotwater tank. Updated cabinetry & mirrors. Double glazed windows and patio door. Newer appliances. Fenced private backyard has new sundeck. This beautiful home is move in ready. Steps to South Arm Park Community Centre, Pool & Water Slide. French Immersion Hugh McRobert Secondary, Broadmoor Shopping Centre & transit are just a short stroll away. 2 car parking & storage shed. Your family will love it here!!



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Active
R2192900

Board: V
Townhouse

3 4780 55B STREET

Ladner
Delta Manor
V4K 3B7

Residential Attached

\$714,900 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?: **No**
Exposure:
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **4**
Bathrooms: **4**
Full Baths: **3**
Half Baths: **1**
Maint. Fee: **\$317.33**

Original Price: **\$730,000**
Approx. Year Built: **2006**
Age: **11**
Zoning: **CD342**
Gross Taxes: **\$2,864.08**
For Tax Year: **2017**
Tax Inc. Utilities?:
P.I.D.: **026-912-490**
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **Richview**
Mgmt. Co's Phone: **604-276-8888**
View: **No :**

Complex / Subdiv: **LEANDERS LANE**

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Style of Home: **3 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**

Dist. to Public Transit: **2 BLOCKS**
Units in Development:
Title to Land: **Freehold Strata**

Locker: **N**
Dist. to School Bus: **2 BLOCKS**
Total Units in Strata: **9**

Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate**

Maint Fee Inc: **Gardening, Management, Snow removal**

Legal: **PL BCS2124 LT 3 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 13'4			x			x
Main	Kitchen	10'9 x 10'4			x			x
Main	Dining Room	10'5 x 7'9			x			x
Main	Master Bedroom	11' x 13'4			x			x
Above	Bedroom	9'11 x 11'2			x			x
Above	Bedroom	10'9 x 11'6			x			x
Below	Master Bedroom	10'10 x 14'5			x			x
Below	Laundry	6'2 x 6'10			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	842	# of Rooms:8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	472	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	439	Restricted Age:			2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total):	1,753 sq. ft.	# or % of Rentals Allowed:			4	Below	3	Yes	Garage Sz: 17'1 X
		Bylaw Restrict: Rentals Not Allowed			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	1,753 sq. ft.	Basement: Part			7				
					8				

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

Leander's Lane! Excellent quality finishing in this four bedroom, four bathroom end unit townhome. This property shows like almost new. Granite countertops and stainless appliances, two master suites and vaulted ceilings in upper floor bedrooms! Large double car s/side garage - 372 Sq Ft. Well run complex! Walk to all amenities and downtown Ladner! 1753 Sq Ft finished living space! No rentals & pets ok. (1 Dog/1 Cat).



Presented by:

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**Active**
R2211368Board: F
Townhouse**6793 NICHOLSON ROAD**N. Delta
Sunshine Hills Woods
V4E 2T3

Residential Attached

\$835,000 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?: **No**
Exposure:Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **4**
Full Baths: **3**
Half Baths: **1**
Maint. Fee: **\$282.50**Original Price: **\$835,000**
Approx. Year Built: **1989**
Age: **28**
Zoning: **MULTI**
Gross Taxes: **\$2,453.39**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **014-709-457**
Tour: **Virtual Tour URL**

If new, GST/HST inc?:

Mgmt. Co's Name: **Self**

Mgmt. Co's Phone:

View: **Yes: Cougar Canyon Greenspace**Complex / Subdiv: **Creekside**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **2**Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Visitor Parking**
Locker: **N**
Dist. to Public Transit: **1 block**
Units in Development: **9**
Title to Land: **Freehold Strata**
Dist. to School Bus: **8 blocks**
Total Units in Strata: **14**Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**Maint Fee Inc: **Gardening**
Legal: **PL NWS3062 LT 8 LD 36 SEC 13 TWP 4**Amenities: **In Suite Laundry**Site Influences: **Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 11'	Below	Bedroom	12' x 12'			x
Main	Dining Room	12' x 10'	Below	Games Room	12' x 10'			x
Main	Kitchen	11' x 9'	Below	Utility	9' x 5'6"			x
Main	Eating Area	8' x 5'			x			x
Main	Family Room	16' x 12'			x			x
Main	Laundry	9' x 6'			x			x
Main	Foyer	9' x 6'			x			x
Above	Master Bedroom	16' x 12'			x			x
Above	Bedroom	11' x 15'			x			
Below	Recreation	19' x 15'			x			

Finished Floor (Main):	956	# of Rooms: 13	# of Kitchens: 1	# of Levels: 3
Finished Floor (Above):	621	Crawl/Bsmt. Height:		
Finished Floor (Below):	932	Restricted Age:		
Finished Floor (Basement):	0	# of Pets: 1	Cats: Y	Dogs: Y
Finished Floor (Total):	2,509 sq. ft.	# or % of Rentals Allowed:		
		Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed		
Unfinished Floor:	0	Basement: Full, Fully Finished, Separate Entry		
Grand Total:	2,509 sq. ft.			

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

Rarely available & highly desirable complex 'Creekside' in Sunshine Hills. Private, tranquil, peaceful backyard featuring lovingly created Japanese garden with permanent greenspace beyond. Spacious 3 level townhome will suit many families with large principal rooms on the main, 2 bedrooms upstairs complete with 2 full bathrooms & large lower level walk-out basement that includes full bthrm, rec, games & 3rd bdrm. Well cared for & updated over the years w/ granite kitchen counters, newer furnace & hw tank. Easy walk to all amenities includ'g mall, restaurants, medical/dental, both level of schools & transit. Self-managed small boutique complex where your neighbours are friendly & long-term. 1Pet ok. Quick dates can be accommodated.



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**Active**
R2198830Board: V
Apartment/Condo**306 7660 MINORU BOULEVARD**Richmond
Brighthouse South
V6Y 1Z5

Residential Attached

\$889,800 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$989,900**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1988**
 Depth / Size (ft.): Bedrooms: **2** Age: **29**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RAM1**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,879.21**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**
 Exposure: **South** Maint. Fee: **\$472.07** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **002-950-642**
 Mgmt. Co's Name: **Remax Property Mgt Service** Tour:
 Mgmt. Co's Phone: **604-821-2999**
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Penthouse**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage Underbuilding**
 Locker: **Y**
 Dist. to Public Transit: **2 Blks**
 Units in Development: **22** Dist. to School Bus: **2 Blks**
 Title to Land: **Freehold Strata**
 Total Units in Strata: **76**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal**
 Legal: **PL NWS2361 LT 22 BLK 4N LD 36 SEC 17 RNG 6W**

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Outdoor, Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Oven-Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 19'			x			x
Main	Dining Room	12' x 19'			x			x
Main	Kitchen	12' x 11'6			x			x
Main	Eating Area	8' x 8'			x			x
Main	Den	11' x 11'6			x			x
Main	Master Bedroom	12' x 16'5			x			x
Main	Bedroom	10' x 12'			x			x
Main	Walk-In Closet	6' x 12'			x			x
Main	Storage	5'4 x 7'			x			
Main	Laundry	12' x 6'9			x			

Finished Floor (Main):	1,702	# of Rooms: 10	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age: 19+			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,702 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Age Restrictions, Pets Allowed			5				Door Height:
		w/Rest., Rentals Not Allowed			6				
Unfinished Floor:	0	Basement: None			7				
Grand Total:	1,702 sq. ft.				8				

Listing Broker(s): **Selmak Realty Limited**

The most desirable location. 2 blks to schools, within 10 mins walk distance to community & recreation centre, library, city hall, Richmond Centre & skytrain, yet you still hv the quiet enjoyment living in this executive style condo unit in the heart of Richmond. South facing penthouse facing the beautiful courtyard, outdoor pool. Over 1700 sf, 2 bd 2 bath, many skylight, lots of natural light, vaulted ceiling, eat in kitchen, lots of kit cabinets, walk in master closet, jacuzzi tub, huge den, full size laundry, 2 parking stalls, storage locker. This is the luxury penthouse in this building, age restriction 19+ and no rental.



Presented by:

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Active
R2188970

Board: V
1/2 Duplex

4760 DUNCLIFFE ROAD

Richmond
Steveston South
V7E 3N1

Residential Attached

\$1,399,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **5,570.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: :
Complex / Subdiv:

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **1**
Half Baths: **2**
Maint. Fee: **\$0.00**

Original Price: **\$1,399,000**
Approx. Year Built: **1980**
Age: **37**
Zoning: **RD1**
Gross Taxes: **\$2,913.40**
For Tax Year: **2016**
Tax Inc. Utilities?:
P.I.D.: **023-495-758**
Tour:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **3** Covered Parking: Parking Access: **Front**
Parking: **Open**
Locker:
Dist. to Public Transit: **2 BLKS**
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile**

Maint Fee Inc:
Legal: **PL LMS2490 LT 1 BLK 3N LD 36 SEC 2 RNG 7W**

Amenities: **None**

Site Influences:
Features: **Security System, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'3			x			x
Main	Dining Room	11'10 x 8'6			x			x
Main	Kitchen	12' x 9'			x			x
Main	Nook	9'9 x 9'6			x			x
Main	Family Room	13' x 12'			x			x
Main	Den	11' x 7'			x			x
Above	Master Bedroom	15' x 11'8			x			x
Above	Bedroom	12'6 x 11'4			x			x
Above	Bedroom	11'6 x 9'			x			x
		x			x			

Finished Floor (Main):	1,250	# of Rooms: 9	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	720	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	2	Yes	Pool:
Finished Floor (Total):	1,970 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: No Restrictions			5				Door Height:
Grand Total:	1,970 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Macdonald Realty Westmar**

Attractive half duplex in popular Steveston. Three bedrooms, family room, 3 baths and den. Beautiful south backyard backs on to green belt and bike path that leads to Steveston Village. Located on quiet street. Lots of storage.