



Presented by:
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Active
R2614102
Board: V
Apartment/Condo

202 7280 LINDSAY ROAD

Richmond
Granville
V7C 3M6

Residential Attached

\$209,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$209,000**
Meas. Type: Bedrooms: **1** Approx. Year Built: **1974**
Frontage(feet): Bathrooms: **1** Age: **48**
Frontage(metres): Full Baths: **1** Zoning: **RAL1**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**
Sq. Footage: **0.00** For Tax Year:
Flood Plain: P.I.D.: **800-148-534** Tax Inc. Utilities?:
View: **No** Tour:
Complex / Subdiv: **SUSSEX SQUARE**
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Community** Water Supply: **Community**

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **0** Parking Access:
Parking: **Open**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
Title to Land: **Leasehold prepaid-Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Legal: **800-148-534 LT 247 SWC 13 B4N R7W PL 41492 LOT 247, BLOCK 4N, PLAN NWP41492, SECTION 13, RANGE 7W, NEW WESTMINSTER LAND DISTRICT, (LEASED-ONLY ON MANUAL INDEX AT LTO)**

Amenities: **Shared Laundry**

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

Finished Floor (Main): **634**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **634 sq. ft.**
Unfinished Floor: **0**
Grand Total: **634 sq. ft.**

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

Units in Development:
Exposure:
Mgmt. Co's Name: **WESTSEA**
Maint Fee: **\$448.95**
Maint Fee Includes: **Heat, Hot Water, Management, Taxes**

Tot Units in Strata: Locker:
Storeys in Building: **3**
Mgmt. Co's #: **604-681-2727**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Not Allowed, Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

of Pets: Cats: Dogs:

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

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

Affordable West Richmond accommodation at an entry level price point. Ideal investment as rentals are not restricted. Building has recently undergone an envelope remediation and is situated in an upscale single family neighborhood near schools and transit. Close to the Railway Avenue trail, Thompson Community Centre, & Burnett High School. Maintenance fee includes heat, hot water, management & property taxes.