



Presented by:
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KW ELITE REALTY
KELLERWILLIAMS.

Active
R2372135
Board: V
Apartment/Condo

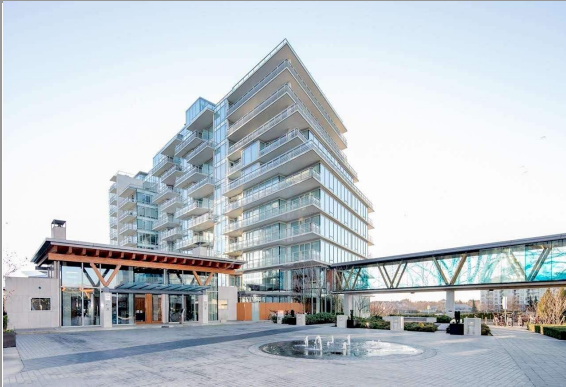
104 5177 BRIGHOUSE WAY

Richmond
Brighthouse
V7C 0A7

Residential Attached

\$1,175,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,200,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2013
Depth / Size (ft.):	Bedrooms: 3	Age: 6
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: MFD
Flood Plain:	Full Baths: 2	Gross Taxes: \$3,127.39
Council Apprv?:	Half Baths: 1	For Tax Year: 2018
Exposure: West	Maint. Fee: \$856.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 029-113-997
Mgmt. Co's Name: Ascent Property Management		Tour:
Mgmt. Co's Phone: 604-293-2402		
View: No :		
Complex / Subdiv: River Green		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: Community		

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Side
Construction: Concrete	Parking: Garage Underbuilding		
Exterior: Concrete, Glass, Stone			Locker: Y
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 BLock		Dist. to School Bus: 1 Block
Rain Screen: Full	Units in Development: 458		Total Units in Strata: 458
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Property Disc.: No		
Fireplace Fuel: Electric	Fixtures Leased: No :		
Fuel/Heating: Forced Air, Heat Pump	Fixtures Rmvd: No :		
Outdoor Area: Balcony(s), Patio(s)	Floor Finish: Hardwood, Tile		
Type of Roof: Tile - Concrete			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water,**

Legal: **STRATA LOT 103, BLOCK 4N, PLAN EPS1416, SECTION 6, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Exercise Centre, Pool; Indoor, Recreation Center, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Microwave, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 14'			x			x
Main	Dining Room	13' x 9'			x			x
Main	Kitchen	16'8 x 9'			x			x
Main	Laundry	6' x 4'1			x			x
Main	Foyer	10' x 6'			x			x
Main	Storage	6'2 x 3'			x			x
Above	Master Bedroom	13'5 x 10'10			x			x
Above	Walk-In Closet	9' x 5'			x			x
Above	Bedroom	13' x 9'			x			x
Above	Bedroom	9'7 x 8'			x			x

Finished Floor (Main): 862	# of Rooms: 10	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 867	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total): 1,729 sq. ft.	# or % of Rentals Allowed: 100%			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,729 sq. ft.	Basement: None			7				
				8				

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

Welcome to River Green by renowned Developer ASPAC - The most luxurious & prestigious waterfront community in Richmond. This rarely available 1,700 SF, 2 level, 3 bedroom/3 bathroom unit features a functional open floor plan with entertaining size living, dining, & kitchen. Snaidero Kitchen from Italy complemented by top of the line Miele & Subzero appliances are one of the premium finishes. The unit also features hardwood flooring throughout, California Closets, LED lighting, & blackout blinds. Central heating & cooling, & a massive patio provide all year around entertainment. The 5-star resort amenities includes: 24 hour concierge, private shuttle service, lap pool, sauna/steam room, whirlpool, fitness, theatre, virtual golf, music room, study room, & more! 2 parking stalls.