



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com

**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2450817**

Board: V  
Apartment/Condo

**327 8460 ACKROYD ROAD**

Richmond  
Brighthouse  
V6X 3E9

Residential Attached

**\$324,500** (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?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:  
View: :  
Complex / Subdiv:  
Services Connected:  
Sewer Type:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$300.00**

Original Price: **\$324,500**  
Approx. Year Built: **1982**  
Age: **38**  
Zoning: **RAM1**  
Gross Taxes: **\$900.75**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
P.I.D.: **002-072-785**  
Tour:

Style of Home: **Upper Unit**  
Construction: **Concrete Block, Frame - Wood**  
Exterior: **Stone, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage Underbuilding**  
Locker:  
Dist. to Public Transit:  
Units in Development: **89**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water**  
Legal: **STRATA LOT 86, BLOCK 4N, PLAN NWS1892, 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, In Suite Laundry, Pool; Outdoor**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 9'			x			x
Main	Dining Room	11' x 8'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Bedroom	16' x 9'			x			x
Main	Foyer	8' x 5'			x			x
Main	Storage	7' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>658</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>658 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>658 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**Central location in center of Richmond. Top level one bedroom unit with in-suite laundry, one secure parking stall. Walking distance to shopping, restaurants, schools and Canada Line. Rental allowed. Perfect for investor or first time home buyer.**



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2435281**  
Board: V  
Apartment/Condo

**206 8580 GENERAL CURRIE ROAD**

Richmond  
Brighthouse South  
V6Y 3V5

Residential Attached

**\$389,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$389,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1991</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>29</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RAM1</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,127.53</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$275.00</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>017-526-914</b>
Mgmt. Co's Name: <b>FIRST SERVICE</b>		Tour:
Mgmt. Co's Phone: <b>604-683-8900</b>		
View: :		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>1 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Stucco</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:		Dist. to School Bus:
Rain Screen:	Units in Development:		Total Units in Strata:
Renovations:	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>City/Municipal</b>	Metered Water:		
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Fireplaces:	Property Disc.: <b>No</b>	
Fuel/Heating: <b>Electric</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: :	
Outdoor Area: <b>Sundeck(s)</b>		Fixtures Rmvd: :	
Type of Roof: <b>Other</b>		Floor Finish:	

Maint Fee Inc: **Gardening, Management**  
Legal: **STRATA LOT 182, BLOCK 4N, PLAN NWS3119, 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: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'6"			x			x
Main	Dining Room	12' x 10'			x			x
Main	Kitchen	13' x 9'6"			x			x
Main	Master Bedroom	13' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>792</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>792 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Age Restrictions</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>792 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court Order Sale. Bright and clean 1 bdrm corner suite in sought after 'Queen's Gate'. North and East exposures with one of the largest floor plans at 792 sq ft, this suite will accommodate house sized furniture and and comes with an insuite storage room as well as a storage locker. Huge kitchen area with loads of cupboards and counter space, 9' ceilings and a cozy gas fireplace. All this in a rainscreened building, buy with confidence!**



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2442916**

Board: V  
Apartment/Condo

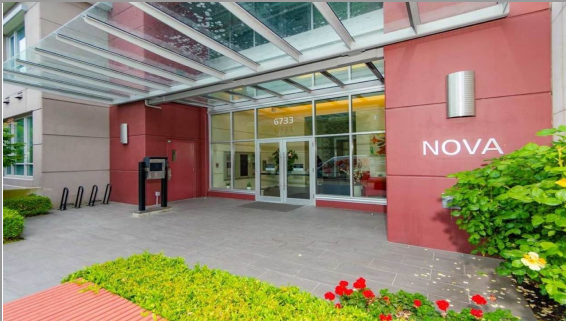
**809 6733 BUSWELL STREET**

Richmond  
Brighthouse  
V6Y 0E3

Residential Attached

**\$609,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure: **South**  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$300.96**

Original Price: **\$629,000**  
Approx. Year Built: **2011**  
Age: **9**  
Zoning: **CDT1**  
Gross Taxes: **\$2,072.44**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
P.I.D.: **028-755-537**  
Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Water**  
Sewer Type: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**  
Construction: **Concrete**  
Exterior: **Glass, Metal, Mixed**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage Underbuilding**  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

Maint Fee Inc: **Management**  
Legal: **STRATA LOT 51, BLOCK 4N, PLAN BCS4327, 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: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10' x 10'			x			x
Main	Living Room	13' x 13'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Master Bedroom	12'9 x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>863</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>863 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Grand Total:	<b>863 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **LeHomes Realty Premier**

**NOVA! High Quality concrete building in center of Richmond by well-known ITC Construction Group! 863 sq ft 2 bedroom 2 full bathroom, featuring with Kohler fixtures, gas stove, granite & marble counters, stainless steel appliances! Walking distance to Canada Line, shopping, schools, restaurants, parks, Richmond Center. Foreclosure; Property Sold "As Is, Where Is"!**



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2441860**  
Board: V  
Apartment/Condo

**718 7831 WESTMINSTER HIGHWAY**

Richmond  
Brighthouse  
V6X 4J4

Residential Attached

**\$634,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$634,900</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2003</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>17</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>CDT1</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,056.71</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$419.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>025-595-717</b>
Mgmt. Co's Name: <b>Associa British Columbia</b>		Tour:
Mgmt. Co's Phone: <b>604-591-6060</b>		
View: <b>Yes: City</b>		
Complex / Subdiv: <b>The Capri</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>Upper Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>		
Exterior: <b>Concrete, Mixed</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>Close</b>	Dist. to School Bus: <b>Close</b>
Rain Screen:	R.I. Plumbing:	Units in Development: <b>173</b>	Total Units in Strata: <b>173</b>
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>No</b>	
Fireplace Fuel: <b>Electric</b>	R.I. Fireplaces:	Fixtures Leased: <b>:</b>	
Fuel/Heating: <b>Baseboard, Electric</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>:</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Mixed</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management, Snow removal**  
 Legal: **STRATA LOT 56 SECTION 5 BLOCK 4N RANGE 6W NWD STRATA PLAN BCS251 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, Exercise Centre, In Suite Laundry, Pool; Outdoor, Storage, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 12'			x			x
Main	Dining Room	12' x 8'4			x			x
Main	Kitchen	9' x 7'9			x			x
Main	Master Bedroom	13'3 x 10'6			x			x
Main	Bedroom	10'6 x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>997</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>997 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>997 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Great location close to # 3 Road across from Richmond Centre. Transit, shopping, schools, parks, restaurants and banks are all within easy walking distance. 2 bedrooms, 2 full baths and 2 parking stalls makes this an ideal home or a rental property. Open layout, electric fireplace, gym, party room and an outdoor pool are just many of the amenities. Almost 1,000 sq. ft makes this one of the larger units in the area.**