



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2325551

Board: V
Townhouse

114 22888 WINDSOR COURT

Richmond
Hamilton RI
V6V 2W6

Residential Attached

\$535,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$649,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1996
Depth / Size (ft.):	Bedrooms: 3	Age: 23
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: RTL1
Flood Plain: No	Full Baths: 2	Gross Taxes: \$1,575.94
Council Apprv?:	Half Baths: 1	For Tax Year: 2018
Exposure:	Maint. Fee: \$249.62	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-643-901
Mgmt. Co's Name: First Service Residential		Tour:
Mgmt. Co's Phone: 604-683-8900		
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:		

Style of Home: 3 Storey	Total Parking: Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Single	
Exterior: Vinyl		Locker:
Foundation: Concrete Perimeter		Dist. to School Bus:
Rain Screen:	Dist. to Public Transit:	Total Units in Strata:
Renovations:	Units in Development:	
Water Supply: City/Municipal	Title to Land: Freehold Strata	
Fireplace Fuel: Gas - Natural	Property Disc.: No	
Fuel/Heating: Forced Air, Natural Gas	Fixtures Leased: :	
Outdoor Area: Balcony(s)	Fixtures Rmvd: :	
Type of Roof: Asphalt	Floor Finish:	

Maint Fee Inc: **Gardening, Management**
Legal: **PL LMS2294 LT 114 BLK 4N LD 36 SEC 2 RNG 4W. 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	12'11 x 14'13			x			x
Main	Kitchen	10' x 10'6			x			x
Main	Nook	7'6 x 10'6			x			x
Main	Dining Room	7'9 x 9'0			x			x
Above	Master Bedroom	11'8 x 11'10			x			x
Above	Bedroom	8'0 x 10'9			x			x
Above	Bedroom	9'4 x 9'9			x			x
Below	Recreation	18' x 18'			x			x
Below	Other	7' x 8'			x			x
		x			x			x

Finished Floor (Main): 600	# of Rooms: 9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 628	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 324	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total): 1,552 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Part			6				
Grand Total: 1,552 sq. ft.				7				
				8				

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

Court Order Sale, Windsor Court, 3 level t-home, excellent location away from highway. Close to schools and shopping. 3 Bedrooms, gas fireplace, 2 1/2 baths. Needs updating. 24 hours notice for showings. OPEN HOUSE SUNDAY APRIL 21st 2-4PM Court Date: May 9th- 651 Carnarvon St, New Westminster-Court rm 418- 9:45am



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Active
R2345641

Board: V
Apartment/Condo

1000 7760 GRANVILLE AVENUE

Richmond
Brighthouse South
V6Y 4C2

Residential Attached

\$548,800 (LP)

(SP)



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

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$395.93**

Original Price: **\$699,900**
Approx. Year Built: **1997**
Age: **22**
Zoning: **RCL1**
Gross Taxes: **\$2,166.17**
For Tax Year: **2018**
Tax Inc. Utilities?: **No**
P.I.D.: **023-775-653**
Tour:

Mgmt. Co's Name: **RANCHO MANAGEMENT**

Mgmt. Co's Phone: **604-684-4508**

View: **Yes: CITY**

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **Other**

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Sundeck(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: **Garage; Underground**
Dist. to Public Transit:
Units in Development: **128**
Title to Land: **Freehold Strata**

Parking Access:
Locker:
Dist. to School Bus:
Total Units in Strata:

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

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Recreation Facility**

Legal: **STRATA LOT 108, BLOCK 4N, PLAN LMS2807, 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: **Exercise Centre, In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 15'9			x			x
Main	Dining Room	13' x 9'2			x			x
Main	Kitchen	9'1 x 8'9			x			x
Main	Master Bedroom	13'3 x 10'1			x			x
Main	Bedroom	12' x 10'8			x			x
Main	Bedroom	10' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,254	# 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:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,254 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Grand Total:	1,254 sq. ft.	Basement: None			6				
					7				
					8				

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

Golden Leaf Building, 3 bedroom, 2 baths bright and functional layout. Corner suite, two balconies, northeast and south east exposure. Located near bus, school and shops. 24 Hours required for showings. Next Showing Saturday, April 27th 11-12PM. No Showings at 5:30PM



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Active
R2354593
Board: V
Apartment/Condo

104 12633 NO. 2 ROAD

Richmond
Steveston South
V7E 6N5

Residential Attached

\$564,900 (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:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$350.00**

Original Price: **\$564,900**
Approx. Year Built: **1996**
Age: **23**
Zoning: **MF**
Gross Taxes: **\$1,535.68**
For Tax Year: **2018**
Tax Inc. Utilities?: **No**
P.I.D.: **023-678-712**
Tour:

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

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

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:
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:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Recreation Facility, Snow removal**
Legal: **SL 11, SECTION 12, BLK 3, RANGE 7W, NWD SP LMS2688**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			x			x
Main	Dining Room	8'6" x 12'			x			x
Main	Kitchen	11' x 8'			x			x
Main	Master Bedroom	13'4" x 11'6"			x			x
Main	Bedroom	11' x 9'6"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	942	# 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	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	942 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total:	942 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Royal Pacific Realty (Kingsway) Ltd.**

Royal Pacific Realty (Kingsway) Ltd.

This fabulous 2 bedroom 2 bath unit with laminate hardwood, gas fireplace. This bldg is adult oriented & extremely quiet and well maintained. Unit is bright, immaculate & has pleasant decor and layout. The West facing private balcony is accessed from sliders in the living room & master bdrm & overlooks a beautifully landscaped courtyard. Close to all amens, rec, trans, shcls & more.