



Presented by:
P.A. 'Doc' Livingston PREC*
 Sutton Grp-West Coast Realty



www.homesearchersbc.com
 doc@homehuntersbc.com

Active
R2139366

Board: V
 Apartment/Condo

102 3051 AIREY DRIVE

Richmond
 West Cambie
 V6X 3X6

Residential Attached

\$219,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$229,900**
 Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1994**
 Depth / Size (ft.): **0** Bedrooms: **1** Age: **23**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RAM1**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$649.47**
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**
 Exposure: **West** Maint. Fee: **\$283.35** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **018-636-535**
 Mgmt. Co's Name: **REMAX PROP MGMT** Tour:
 Mgmt. Co's Phone: **604-248-1011**
 View: **No :**
 Complex / Subdiv: **BRIDGEPORT COURT**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Ground Level Unit, Inside Unit**

Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Other**

Reno. Year: **2002**
 R.I. Plumbing: **No**
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: **1** Dist. to School Bus: **3**
 Units in Development: **55** Total Units in Strata: **55**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**

Legal: **STRATA LOT 12 SECTION 26 BLOCK 5 NORTH RANGE 6 NEW WESTMINSTER DISTRICT STRATA PLAN LMS 1254 TOGETHER WITH AN INTEREST IN COMMON PROPERTY TO UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry, Recreation Center**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Rural Setting, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'11 x 7'10			x			x
Main	Living Room	16'0 x 13'0			x			x
Main	Laundry	5'2 x 4'5			x			x
Main	Master Bedroom	12'2 x 10'3			x			x
Main	Walk-In Closet	4'8 x 3'6			x			x
Main	Patio	19'0 x 9'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	611	# of Rooms: 6	# 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				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	611 sq. ft.	# or % of Rentals Allowed: 40%			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns			6				
Grand Total:	611 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Royal LePage West R.E.S.**

WOW!!! Great first floor unit but elevated off the ground level in popular Bridgeport Court. Unit has had some past updates including laminates, paint etc. but is ready for today's modern look. The formal area and master bedroom both have access to an incredibly large and private patio with a bright sunny exposure. Location is prime with quick access to schools, shopping and transportation. Hurry it will not last.



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Active
R2146109
 Board: V
 Apartment/Condo

301 8591 WESTMINSTER HIGHWAY

Richmond
 Brighthouse
 V6X 3E2

Residential Attached

\$269,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$269,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1982**
 Depth / Size (ft.): Bedrooms: **1** Age: **35**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM1**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$737.40**
 Approval Req?: Half Baths: **0** For Tax Year: **2016**
 Exposure: Maint. Fee: **\$224.84** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **000-724-548**
 Mgmt. Co's Name: **RANCHO MANAGEMENT** Tour:
 Mgmt. Co's Phone: **604-684-4508**
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Water**

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

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

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

Maint Fee Inc: **Other**
 Legal: **PL NWS1899 LT 116 BLK 4N LD 36 SEC 4 RNG 6W**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'			x			x
Main	Dining Room	9' x 7'6"			x			x
Main	Kitchen	8' x 8'			x			x
Main	Bedroom	11' x 11'			x			x
Main	Den	9' x 8'			x			x
Main	Storage	5' x 3'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	820	# of Rooms: 6	# 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				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	820 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	820 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Sutton Grp-West Coast (VanCam)**

Court order sale. Location, location, location!!! Centrally located in Richmond. Close to everything such as Richmond Public Market, Price Smart Foods, Lansdowne Mall, Richmond Centre, Kwantlen Polytechnic University, and schools, bus transit and Canada Line. Quiet top floor unit with 820 sqft living space. Spacious one bedroom plus a den that big enough to use as 2nd bedroom. Laminate flooring. Storage. Insuite laundry and balcony. Pets & rentals ok. Great opportunity for buyers to live-in or invest!!! All measurements is approximate. To be sold in an "as is & "where is" condition. Please call for Schedule "A" which will form part of the contract, and other information.



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Active
R2141912
 Board: V
 Townhouse

8 10222 NO 1 ROAD
 Richmond
 Steveston North
 V7E 1S2

Residential Attached
\$824,900 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Approval Req?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Century 21**
 Mgmt. Co's Phone:
 View: **No :**
 Complex / Subdiv: **MARITIME PLACE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **4**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$224.94**

Original Price: **\$824,900**
 Approx. Year Built: **2005**
 Age: **12**
 Zoning: **RTL3**
 Gross Taxes: **\$2,402.56**
 For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 P.I.D.: **026-258-676**
 Tour:

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Locker:
 Dist. to School Bus:
 Total Units in Strata: **16**
 Dist. to Public Transit:
 Units in Development: **16**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Gardening**
 Legal: **STRATA PL BCS1241 STRATA LT 8 BLK 4N SEC 35 RNG 7W NEW WESTMINSTER DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'11 x 12'4			x			x
Main	Living Room	11'8 x 18'2			x			x
Main	Dining Room	8'4 x 11'2			x			x
Above	Master Bedroom	13'2 x 10'6			x			x
Above	Bedroom	10'2 x 9'6			x			x
Above	Bedroom	9'2 x 10'			x			x
Above	Bedroom	8'6 x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 611	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 815	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	5	Yes	Pool:
Finished Floor (Total): 1,426 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,426 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Macdonald Realty (Surrey/152)**

Macdonald Realty (Surrey/152)

Maritime Place in Steveston! DETACHED 4 bedroom 3 bathroom townhome! Main floor features open concept with large kitchen, living room, dining area and access to private yard via french doors. Attached double side by side garage. Maple cabinets, granite counters. Located on the back side of the complex & NOT facing NO.1 Road. Boyd Secondary & Diefenbaker Elementary School. Accepted Offer court date TBA.



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Active
R2143825
 Board: V
 Townhouse

15 7071 BRIDGE STREET
 Richmond
 McLennan North
 V6Y 2S6

Residential Attached
\$858,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain: **No**
 Approval Req?: **No**
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name: **C-21**
 Mgmt. Co's Phone: **604-630-2222**
 View: **No :**
 Complex / Subdiv: **CASAMORA**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$220.38**

Original Price: **\$858,000**
 Approx. Year Built: **2007**
 Age: **10**
 Zoning: **ZT16**
 Gross Taxes: **\$2,375.00**
 For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 P.I.D.: **026-900-602**
 Tour:

Style of Home: **2 Storey, End Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard**
 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: **Front**
 Parking: **Garage; Double**
 Locker: **N**
 Dist. to Public Transit:
 Units in Development: **17**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
 Legal: **LT 15 PL BCS 2131 LD 36 R6W B4N S15 TOGETHER W/AN INTEREST IN THE COMMON PROPERTY OF THE SL**

Amenities: **In Suite Laundry**

Site Influences: **Central Location**
 Features: **Vacuum R.I.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 11'			x			x
Main	Living Room	14' x 11'			x			x
Main	Dining Room	11' x 7'			x			x
Above	Master Bedroom	12' x 12'			x			x
Above	Bedroom	12' x 9'			x			x
Above	Bedroom	11' x 9'			x			x
Above	Loft	9' x 8'			x			x
Above	Laundry	0' x 0'			x			x
		x			x			
		x			x			

Finished Floor (Main):	550	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	812	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: NR	Cats: Y	Dogs: Y	3	Above	4	Yes	Pool:
Finished Floor (Total):	1,362 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total:	1,362 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **RE/MAX KELOWNA (OMREB)**

Foreclosure - 2 storey townhouse close to Richmond Center. 3 bdrms plus loft/den. 3 baths including 4 piece ensuite, granite counters, laminate, tile, crown mouldings, upstairs laundry. Private yard, double attached garage. Low strata fee of \$220 per month.



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Active
R2145142
 Board: V
 Townhouse

49 3880 WESTMINSTER HIGHWAY

Richmond
 Terra Nova
 V7C 5S1

Residential Attached

\$971,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$971,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1997**
 Depth / Size (ft.): **1454 sq ft** Bedrooms: **3** Age: **20**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RTL 1**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,608.84**
 Approval Req?: Half Baths: **1** For Tax Year: **2016**
 Exposure: **Southeast** Maint. Fee: **\$262.17** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **023-723-106**
 Mgmt. Co's Name: **Dorset Realty** Tour:
 Mgmt. Co's Phone: **604-220-1711**
 View: **Yes: GREEN OUTLOOK FROM ALL WINDOWS**
 Complex / Subdiv: **The Mayflower**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Add. Parking Avail., Garage; Double, Visitor Parking**
 Locker: **N**
 Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **2 BLKS**
 Units in Development: **157** Total Units in Strata: **157**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**
 Legal: **SC 106 106 BLK 4N LD 36 SEC 10 LMS2559 RNG 7W**

Amenities: **Club House, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'7 x 5'0			x			x
Main	Walk-In Closet	5'10 x 5'6			x			x
Main	Living Room	11'11 x 11'10			x			x
Main	Kitchen	13'2 x 9'3			x			x
Main	Family Room	14'4 x 13'10			x			x
Main	Dining Room	14'5 x 9'2			x			x
Above	Master Bedroom	13'6 x 11'2			x			x
Above	Bedroom	10'5 x 9'7			x			x
Above	Bedroom	9'7 x 9'3			x			x
Main	Walk-In Closet	7'7 x 5'5			x			

Finished Floor (Main):	811	# of Rooms: 10	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	667	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total):	1,478 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	1,478 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **Oakwyn Realty Ltd.**

HUGE, HUGE LOT! FEELS LIKE A HOUSE! RARE! Clean, sunny and bright 3-bedroom, 3-bathroom. End unit at "the Mayflower". Built by reputable Polygon Dev. All spacious rooms, dramatic double height, vaulted ceilings in LR/DR. 2 patios, lots of s/e light, super Terra Nova location, steps to shops, transit, schools. Double attached garage, visitor parking, amenities. Includes outdoor pool, plus gym and amenity room - a very special home.