



Presented by:
Nicky Tu
 Keller Williams Elite (MplRd)
 Phone: 604-767-5913
 nickyhmtu@gmail.com



Active
R2082659

Board: V
 Apartment/Condo

105 7200 LINDSAY ROAD

Richmond
 Granville
 V7C 3M6

Residential Attached

\$112,900 (LP)

(SP)



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

Frontage (feet):
 Frontage (metres):
 Bedrooms: **1**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$294.55**

Original Price: **\$112,900**
 Approx. Year Built: **1974**
 Age: **42**
 Zoning: **APT**
 Gross Taxes: **\$0.00**
 For Tax Year:
 Tax Inc. Utilities?:
 P.I.D.: **800-105-657**
 Tour:

Mgmt. Co's Name: **WESTSEA CONSTRUCTION**
 Mgmt. Co's Phone: **604-681-2727**
 View: **:**
 Complex / Subdiv: **SUSSEX SQUARE**
 Services Connected: **Electricity, Water**

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

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

Total Parking: **1** Covered Parking: Parking Access: **Front**
 Parking: **Open**
 Locker: **N**
 Dist. to Public Transit: **1/2 BLK**
 Units in Development:
 Title to Land: **Leasehold prepaid-Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate, Mixed, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Taxes, Water**
 Legal: **PL41492 LT 247 B4N LD 36 SEC 13 R7W PID 008-290-898**

Amenities: **Shared Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			x			x
Main	Dining Room	8' x 8'			x			x
Main	Kitchen	8' x 7'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Storage	5' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 646	# of Rooms: 5	# 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): 646 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Not Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 646 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Macdonald Realty Westmar**

Court Ordered Sale! 1 bedroom, 1 bath unit in Sussex Garden. Updates include newer laminate floor, kitchen cabinets and granite counter tops. Great floor plan and the unit is bright. It has a private fenced patio. Complex with building envelope, newer vinyl windows, balcony door and balcony. Walking distance to schools and shopping. 1 parking (#272).



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Active
R2068221
 Board: V
 Apartment/Condo

207 9300 GLENACRES DRIVE

Richmond
 Saunders
 V7A 1Y7

Residential Attached

\$184,900 (LP)

(SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain: **No**
 Approval Req?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name:
 Mgmt. Co's Phone:
 View: **No :**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **1**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$235.48**

Original Price: **\$193,900**
 Approx. Year Built: **1971**
 Age: **45**
 Zoning: **RTL1**
 Gross Taxes: **\$819.06**
 For Tax Year: **2015**
 Tax Inc. Utilities?: **No**
 P.I.D.: **001-063-090**
 Tour:

Complex / Subdiv:
 Services Connected: **Electricity, Water**

Style of Home: **Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Natural Gas, Radiant**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tile - Concrete**

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

Total Parking: **1** Covered Parking: **1**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

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

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **PL NWS49 LT 99 BLK 4N LD 36 SEC 27 RNG 6W**

Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'8"			x			x
Main	Dining Room	7' x 8'			x			x
Main	Kitchen	7'6" x 8'1"			x			x
Main	Master Bedroom	14' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	720	# of Rooms:	4	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	720 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allwd w/Restrctns					5				Door Height:
Unfinished Floor:	0	Basement:	None					6				
Grand Total:	720 sq. ft.							7				
								8				

Listing Broker(s): **Nu Stream Realty Inc.**

Large 1 bedroom with unobstructed Park views. Open Kitchen updated with granite countertops, extended bar, and bonus extra cabinets for organized storage. Extra large walk through closet with built in closet organizer off the master bedroom. Separate door from the bedroom to the generous sized balcony. Bathroom tastefully upgraded to include newer floors and antique cabinet. Plenty of closets, tons of storage space. Guest suites, outdoor pool, workshop. Laundry on the same floor. Pride of ownership. This suite comes with its own storage locker. The property is sold "as is, where is". Showing only after 6:00pm on weekdays



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Active
R2092274

Board: V
 Apartment/Condo

219 3411 SPRINGFIELD DRIVE

Richmond
 Steveston North
 V7E 1Z1

Residential Attached

\$209,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$209,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1971
Depth / Size (ft.):	Bedrooms: 2	Age: 45
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RAL1
Flood Plain: Yes	Full Baths: 1	Gross Taxes: \$748.35
Approval Req?:	Half Baths: 1	For Tax Year: 2016
Exposure:	Maint. Fee: \$308.56	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 001-087-771
Mgmt. Co's Name: REMAX PROPERTY MGMT		Tour:
Mgmt. Co's Phone: 604-821-2999		
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		

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

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

Total Parking: **1** Covered Parking: Parking Access: **Front**
 Parking: **Open**
 Locker: **Y**
 Dist. to Public Transit: **1/2 BLK**
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish:

Maint Fee Inc: **Gardening, Hot Water, Management**
 Legal: **PL NWS69 LT 48 BLK 4N LD 36 SEC 34 RNG 7W**

Amenities: **Elevator, Shared Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 7'			x			x
Main	Dining Room	9' x 8'			x			x
Main	Living Room	14' x 11'			x			x
Main	Master Bedroom	12' x 13'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Patio	4' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	960	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	2	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total):	960 sq. ft.	# or % of Rentals Allowed: 8			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns			6				
Grand Total:	960 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Royal LePage Sterling Realty**

Looking for a great project? This 2 bcd/2bath apartment is looking for a handyman to inject a little TLC. Great investment potential. Located in a great neighborhood close to shopping and minutes from historic Steveston. Patio is enclosed and could be office/den. Includes 1 parking stall and storage locker.



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Active
R2084687

Board: V
 Apartment/Condo

323 8511 WESTMINSTER HIGHWAY

Richmond
 Brighthouse
 V6X 3H7

Residential Attached

\$224,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$224,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1984
Depth / Size (ft.):	Bedrooms: 1	Age: 32
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RAM1
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,024.56
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$276.06	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 000-757-110
Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL		Tour:
Mgmt. Co's Phone: 604-648-6996		
View: Yes: COURTYARD		
Complex / Subdiv: WEST HAMPSTON		
Services Connected: Electricity, Sanitary Sewer, Water		

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front, Rear**
 Parking: **Garage Underbuilding, Open, Visitor Parking**
 Locker: **N**
 Dist. to Public Transit:
 Units in Development: **138**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management**
 Legal: **PL NWS2184 LT 117 BLK 4N LD 36 SEC 4 RNG 6W**

Amenities: **Elevator, Exercise Centre, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'2 x 10'5			x			x
Main	Kitchen	8' x 8'9			x			x
Main	Dining Room	8'1 x 6'3			x			x
Main	Master Bedroom	14'8 x 9'8			x			x
Main	Living Room	17'6 x 22'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	807	# of Rooms: 5	# 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: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	807 sq. ft.	# or % of Rentals Allowed: 100			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/ Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allowed			6				
Grand Total:	807 sq. ft.	Basement: None			7				
					8				

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

West Hampton. Large one bedroom TOP floor condo overlooking courtyard. Spacious living room, reasonably private balcony and situated close to the elevator. Well run family strata allowing rentals and two pets under 20 pounds. Conveniently located building close to shopping, transportation, etc.



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KW ELITE REALTY
 KELLERWILLIAMS.

Active
R2094869

Board: V
 Apartment/Condo

405 14300 RIVERPORT WAY

Richmond
 East Richmond
 V6W 0A4

Residential Attached

\$449,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$449,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2006**
 Depth / Size (ft.): Bedrooms: **2** Age: **10**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **ZLR14**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,339.40**
 Approval Req?: Half Baths: **0** For Tax Year: **2015**
 Exposure: **Northwest** Maint. Fee: **\$324.71** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **026-853-710**
 Tour:
 Mgmt. Co's Name: **COLYVAN PACIFIC**
 Mgmt. Co's Phone: **604-599-1650**
 View: **Yes: CITY & MOUNTAIN VIEW**
 Complex / Subdiv: **WATERSTONE PIER**
 Services Connected: **Electricity, Natural Gas, Water**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage Underbuilding**
 Locker: **Y**
 Dist. to Public Transit: **1 BLK**
 Units in Development: **140**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal**
 Legal: **PL BCS1965 LT 134 BLK 4N LD 36 SEC 33 RNG 5W**

Amenities: **Air Cond./Central, Elevator, Garden, In Suite Laundry**

Site Influences: **Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12'3 x 10'7			x			x
Main	Bedroom	10'9 x 12'7			x			x
Main	Living Room	12'4 x 13'			x			x
Main	Dining Room	10'9 x 7'			x			x
Main	Kitchen	13'5 x 9'2			x			x
Main	Study	3'6 x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	958	# 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	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	958 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns			6				
Grand Total:	958 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Royal First Realty**

Spacious two bedroom and with two ensuite washrooms on the top floor of the waterfront complex. 11'9 ceiling in the living room and bedrooms. Granite countertops, stainless steel appliances, floor to ceiling windows with mountain and city views. Central Air Conditioning with Geothermal Heating that is included in strata fee. Easy access to Vancouver, US & Highway 99 and public transportation. Close to Ironwood Shopping Mall, Loblaws and farmers market. Steps to the largest entertainment complex in Richmond which includes theaters, water park, fitness centre and restaurants.



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Active
R2075673

Board: V
 Apartment/Condo

1705 9133 HEMLOCK DRIVE

Richmond
 McLennan North
 V6Y 4J9

Residential Attached

\$539,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$549,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2005
Depth / Size (ft.):	Bedrooms: 2	Age: 11
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: ZLR15
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,893.41
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$330.59	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 026-123-720
Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL		Tour:
Mgmt. Co's Phone: 604-683-8900		
View: Yes: MOUNTAINS		
Complex / Subdiv: SEQUOIA		
Services Connected: Electricity, Natural Gas, Water		

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 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:
 Parking: **Garage; Underground**
 Locker:
 Dist. to Public Transit: **0.5 BLK** Dist. to School Bus: **1 BLK**
 Units in Development: **252** Total Units in Strata:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **PL BCS1060 LT 245 BLK 4N LD 36 SEC 10 RNG 6W PLUS ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Sauna/Steam Room**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 11'6			x			x
Main	Dining Room	10'9 x 10'			x			x
Main	Kitchen	8'9 x 8'3			x			x
Main	Master Bedroom	12'6 x 11'3			x			x
Main	Bedroom	13' x 10'			x			x
Main	Den	8'6 x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 948	# 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	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 948 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: No Restrictions			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 948 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty**

Sequoia by Cressey. Close to Richmond Center, park, school and public transit. This bright 2 bed & 2 bath east facing unit has unobstructed city and mountain view. Fantastic clubhouse amenities. Book you showing today!



Presented by:
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 nickyhmtu@gmail.com



Active
R2084135
 Board: V
 Townhouse

2 10080 KILBY DRIVE

Richmond
 West Cambie
 V6X 3W2

Residential Attached

\$594,900 (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: **LUCKY REALTY**
 Mgmt. Co's Phone:
 View: **No :**
 Complex / Subdiv: **Savoy Gardens**
 Services Connected: **Community, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$167.22**

Original Price: **\$619,900**
 Approx. Year Built: **1993**
 Age: **23**
 Zoning: **RTL1**
 Gross Taxes: **\$1,843.10**
 For Tax Year: **2015**
 Tax Inc. Utilities?: **No**
 P.I.D.: **018-505-805**
 Tour:

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Hot Water, Radiant**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access:
 Parking: **Garage; Single**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Mixed, Other**

Maint Fee Inc: **Management, Recreation Facility**
 Legal: **PL LMS1115 LT 2 BLK 5N LD 36 SEC 26 RNG 6W**

Amenities: **None**

Site Influences: **Central Location, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'1 x 11'10			x			x
Main	Dining Room	11' x 6'7			x			x
Main	Kitchen	8'11 x 8'11			x			x
Above	Utility	5'10 x 5'0			x			x
Main	Foyer	11'5 x 3'7			x			x
Above	Bedroom	11'10 x 8'9			x			x
Above	Bedroom	12'11 x 9'11			x			x
Above	Master Bedroom	13'6 x 12'10			x			x
		x			x			
		x			x			

Finished Floor (Main):	599	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	707	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total):	1,306 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: No Restrictions, Pets Allowed,			5				Door Height:
Grand Total:	1,306 sq. ft.	Rentals Allowed			6				
		Basement: None			7				
					8				

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

RE/MAX Westcoast

Cozy townhome in West Cambie is the perfect home for a young family moving up from apartment. Three bedrooms, 2.5 bathrooms close to transit, YVR, Central Richmond and schools. Talmey Elementary & MacNeill Secondary. By appointment only. Measurements approximate. Buyer to verify if important.



Presented by:
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Active
R2096232
 Board: V
 Townhouse

33 9699 SILLS AVENUE
 Richmond
 McLennan North
 V6Y 0C8

Residential Attached
\$968,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$968,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2010**
 Depth / Size (ft.): Bedrooms: **4** Age: **6**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RTL3**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,300.84**
 Approval Req?: Half Baths: **1** For Tax Year: **2015**
 Exposure: Maint. Fee: **\$289.80** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **028-210-859**
 Mgmt. Co's Name: **Citybase Management Limited** Tour:
 Mgmt. Co's Phone: **604-708-8998**
 View: **No :**
 Complex / Subdiv: **KINSBRIDGE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
 Legal: **PL BCS3811 LT 33 BLK 4N LD 36 SEC 15 RNG 6W**

Amenities: **In Suite Laundry, Playground**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 9'1			x			x
Main	Kitchen	8' x 12'			x			x
Main	Nook	8'9 x 7'10			x			x
Main	Family Room	12'3 x 16'			x			x
Above	Bedroom	10'9 x 10'6			x			x
Above	Bedroom	9'1 x 12'2			x			x
Above	Bedroom	10'8 x 12'9			x			x
Above	Master Bedroom	13'11 x 11'9			x			x
Above	Laundry	4'11 x 6'8			x			
		x			x			

Finished Floor (Main):	772	# of Rooms:	9	# of Kitchens:	1	# of Levels:	2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,028	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):	1,800 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Rentals Allwd w/Restrctns					5				Door Height:
Unfinished Floor:	0							6				
Grand Total:	1,800 sq. ft.	Basement:	None					7				
								8				

Listing Broker(s): **Macdonald Realty Westmar**

Rarely available duplex style, 4-bedroom, 2.5 bath townhouse with a side-by-side garage. Unit does not face No. 4 Road. Radiant heat on both floors, HRV, central vacuum, granite countertops. Hot water tank replaced in June 2016. Conveniently located close to parks, shopping and transport. School catchment: DeBeck Elementary, Palmer Secondary. Open house Monday, August 1 from 2-4pm.