



Presented by:  
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<b>Sold</b> <b>R2756800</b> Board: V Apartment/Condo		<b>204 8591 WESTMINSTER HIGHWAY</b> Richmond Brighthouse V6X 3E2		Residential Attached <b>\$389,000 (LP)</b> <b>\$389,000 (SP)</b>																																																																																								
		Sold Date: <b>3/6/2023</b> If new,GST/HST inc?: Meas. Type: <b>Feet</b> Bedrooms: <b>1</b> Frontage(feet): Bathrooms: <b>1</b> Frontage(metres): Full Baths: <b>1</b> Depth / Size (ft.): Half Baths: <b>0</b> Sq. Footage: <b>0.00</b> Flood Plain: P.I.D.: <b>000-724-335</b> View: : Complex / Subdiv: <b>Lansdowne Grove</b> First Nation Reserv... Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b> Sewer Type: <b>City/Municipal</b> Water Supply: <b>City/Municipal</b>																																																																																										
Original Price: <b>\$389,000</b> Approx. Year Built: <b>1982</b> Age: <b>41</b> Zoning: <b>RAM1</b> Gross Taxes: <b>\$1,106.48</b> For Tax Year: <b>2021</b> Tax Inc. Utilities?: Tour:		Style of Home: <b>1 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Wood</b> Foundation: <b>Concrete Slab</b> Renovations: # of Fireplaces: <b>1</b> R.I. Fireplaces: Fireplace Fuel: <b>Wood</b> Fuel/Heating: <b>Baseboard, Hot Water</b> Outdoor Area: <b>Balcony(s)</b> Type of Roof: <b>Other</b>		Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access: <b>Rear</b> Parking: <b>Carpport; Multiple, Visitor Parking</b> Dist. to Public Transit: <b>2 Blocks</b> Dist. to School Bus: <b>4 Blocks</b> Title to Land: <b>Freehold Strata</b> Property Disc.: <b>Yes</b> Fixtures Leased: : Fixtures Rmvd: : Floor Finish: <b>Wall/Wall/Mixed</b>																																																																																								
Legal: <b>STRATA LOT 96, BLOCK 4N, PLAN NWS1899, 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</b>																																																																																												
Amenities: <b>None</b> Site Influences: <b>Central Location, Shopping Nearby</b> Features: <b>ClthWsh/Dryr/Frdg/Stve/DW</b>																																																																																												
Finished Floor (Main): <b>733</b> Finished Floor (Above): <b>0</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>0</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>733 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>733 sq. ft.</b>		Units in Development: <b>138</b> Exposure: <b>East</b> Mgmt. Co's Name: <b>Tribe Mgmt</b> Maint Fee: <b>\$398.01</b> Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management</b> Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b> Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: Short Term Lse-Details:																																																																																										
Suite: Basement: <b>Separate Entry</b> Crawl/Bsmt. Ht: # of Levels: <b>1</b> # of Kitchens: <b>1</b> # of Rooms: <b>5</b>		Tot Units in Strata: <b>138</b> Locker: <b>No</b> Storeys in Building: <b>3</b> Mgmt. Co's #: <b>604-343-2601</b> Council/Park Apprv?: # of Pets: Cats: <b>Yes</b> Dogs: <b>Yes</b>																																																																																										
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Listing Broker(s): <b>Macdonald Realty Westmar</b>																																																																																												
<b>Spacious one bedroom suite in Lansdowne Grove. A short walk to Kwantlen Polytechnic University, Lansdowne Mall, Richmond Public Market, Richmond Centre and Skytrain. Building is currently undergoing sun deck and window replacement. Maintenance fees include heat and hot water. Central location, offers easy access to all amenities and Richmond shops and restaurants. Large covered sundeck overlooks quiet courtyard. In suite laundry room with storage.</b>																																																																																												