



Presented by:  
**Eleanor Tan**  
 Royal LePage Westside  
 Phone: 604-263-8800  
<http://www.eleanortan.com>  
[eleanorsytan@gmail.com](mailto:eleanorsytan@gmail.com)



<b>Sold</b> <b>R2757600</b> Board: V Townhouse		<b>67 5531 CORNWALL DRIVE</b> Richmond Terra Nova V7C 5N7		Residential Attached <b>\$1,699,000 (LP)</b> <b>\$1,938,000 (SP)</b>																																																																																											
		Sold Date: <b>3/13/2023</b> If new,GST/HST inc?: <b>No</b> Original Price: <b>\$1,699,000</b> Meas. Type: <b>Feet</b> Bedrooms: <b>3</b> Approx. Year Built: <b>1992</b> Frontage(feet): Bathrooms: <b>4</b> Age: <b>31</b> Frontage(metres): Full Baths: <b>3</b> Zoning: <b>RTL1</b> Depth / Size (ft.): Half Baths: <b>1</b> Gross Taxes: <b>\$4,434.58</b> Sq. Footage: <b>0.00</b> P.I.D.: <b>017-817-781</b> For Tax Year: <b>2022</b> Flood Plain: View: <b>No :</b> Tax Inc. Utilities?: <b>No</b> Complex / Subdiv: Tour: <a href="#">Virtual Tour URL</a> First Nation Reserv... Services Connctd: <b>Community, Electricity, Natural Gas, Storm Sewer, Water</b> Sewer Type: <b>City/Municipal</b> Water Supply: <b>City/Municipal</b>																																																																																													
Style of Home: <b>2 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Wood</b> Foundation: <b>Concrete Slab</b> Renovations: # of Fireplaces: <b>2</b> R.I. Fireplaces: Fireplace Fuel: <b>Gas - Natural</b> Fuel/Heating: <b>Hot Water, Natural Gas, Radiant</b> Outdoor Area: <b>Patio(s) &amp; Deck(s)</b> Type of Roof: <b>Asphalt</b>		Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b> Parking: <b>Garage; Double</b> Dist. to Public Transit: Title to Land: <b>Freehold Strata</b> Dist. to School Bus: Property Disc.: <b>Yes</b> Fixtures Leased: <b>:</b> Fixtures Rmvd: <b>:</b> Floor Finish: <b>Laminate, Tile, Carpet</b>																																																																																													
Legal: <b>STRATA LOT 10, BLOCK 4N, PLAN LMS423, SECTION 3, RANGE 7W, 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>Club House, Garden, In Suite Laundry, Swirlpool/Hot Tub, Wheelchair Access</b>																																																																																															
Site Influences: <b>Cul-de-Sac, Gated Complex, Golf Course Nearby, Marina Nearby, Private Yard, Shopping Nearby</b> Features: <b>CltHwsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Refrigerator, Security System, Smoke Alarm</b>																																																																																															
Finished Floor (Main): <b>1,736</b> Finished Floor (Above): <b>809</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>0</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>2,545 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>2,545 sq. ft.</b>		Units in Development: Exposure: Mgmt. Co's Name: <b>COLEMAN PACIFIC</b> Maint Fee: <b>\$729.83</b> Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Management, Snow removal</b> Tot Units in Strata: <b>90</b> Locker: Storeys in Building: Mgmt. Co's #: <b>604-683-8399</b> Council/Park Apprv?: Bylaws Restrictions: <b>Age Restrictions, Pets Allowed w/Rest., Rentals Allowed</b> Restricted Age: <b>55+</b> # of Pets: <b>1</b> Cats: <b>Yes</b> Dogs: <b>Yes</b> # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b> Short Term Lse-Details:																																																																																													
Suite: <b>None</b> Basement: <b>None</b> Crawl/Bsmt. Ht: # of Kitchens: <b>1</b> # of Levels: <b>2</b> # of Rooms: <b>9</b>		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>14'11 x 13'2</td> <td>Above</td> <td>Bedroom</td> <td>13'3 x 10'1</td> <td>1</td> <td>Main</td> <td>2</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>13' x 11'</td> <td></td> <td></td> <td></td> <td>2</td> <td>Main</td> <td>5</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>18'6 x 11'7</td> <td></td> <td></td> <td></td> <td>3</td> <td>Above</td> <td>3</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>15'5 x 16'8</td> <td></td> <td></td> <td></td> <td>4</td> <td>Above</td> <td>3</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Den</td> <td>9'11 x 11'1</td> <td></td> <td></td> <td></td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>7'5 x 8'11</td> <td></td> <td></td> <td></td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>11'7 x 10'3</td> <td></td> <td></td> <td></td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>13'3 x 17'3</td> <td></td> <td></td> <td></td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Living Room	14'11 x 13'2	Above	Bedroom	13'3 x 10'1	1	Main	2	No	Main	Dining Room	13' x 11'				2	Main	5	Yes	Main	Family Room	18'6 x 11'7				3	Above	3	No	Main	Primary Bedroom	15'5 x 16'8				4	Above	3	Yes	Main	Den	9'11 x 11'1				5				Main	Foyer	7'5 x 8'11				6				Main	Kitchen	11'7 x 10'3				7				Above	Primary Bedroom	13'3 x 17'3				8			
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?																																																																																						
Main	Living Room	14'11 x 13'2	Above	Bedroom	13'3 x 10'1	1	Main	2	No																																																																																						
Main	Dining Room	13' x 11'				2	Main	5	Yes																																																																																						
Main	Family Room	18'6 x 11'7				3	Above	3	No																																																																																						
Main	Primary Bedroom	15'5 x 16'8				4	Above	3	Yes																																																																																						
Main	Den	9'11 x 11'1				5																																																																																									
Main	Foyer	7'5 x 8'11				6																																																																																									
Main	Kitchen	11'7 x 10'3				7																																																																																									
Above	Primary Bedroom	13'3 x 17'3				8																																																																																									
Listing Broker(s): <b>Ohmproperty</b>																																																																																															
<b>Welcome to Terra Nova's Quilchena Green by Polygon Homes, this unique "stand alone" T/H premier location in the complex offers privacy and a huge beautiful patio/yard (60ft wide)rarely available. This unit offers 2545 sf 3bedrooms plus den, Two master bedroom ensuite, one on each floor, radiant hot water heat,2 gas fireplace, house sized room. Short walk to Terra Nova Shopping Mall, Golf Club and Trails.</b>																																																																																															