



Presented by:
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Sold R2790508 Board: V Apartment/Condo		201 7540 MINORU BOULEVARD Richmond Brighthouse South V6Y 1Z5		Residential Attached \$500,000 (LP) \$565,000 (SP)	
		Sold Date: 6/26/2023 Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: Flood Plain: View: Complex / Subdiv: Carmel Pointe First Nation Reserv... Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sewer Type:		If new,GST/HST inc?: Bedrooms: 1 Bathrooms: 1 Full Baths: 1 Half Baths: 0 P.I.D.: 006-879-331 Yes : West Views Original Price: \$500,000 Approx. Year Built: 1987 Age: 36 Zoning: RES Gross Taxes: \$1,279.68 For Tax Year: 2022 Tax Inc. Utilities?: Tour: Virtual Tour URL	
Style of Home: 1 Storey, Inside Unit, Upper Unit Construction: Frame - Wood Exterior: Mixed Foundation: Concrete Perimeter Renovations: # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Fuel/Heating: Baseboard, Electric, Natural Gas Outdoor Area: Balcony(s), Balcny(s) Patio(s) Dck(s) Type of Roof: Asphalt		Total Parking: 1 Covered Parking: 1 Parking Access: Parking: Garage; Underground Dist. to Public Transit: 1/2 block Dist. to School Bus: 1/2 block Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No Fixtures Rmvd: No Floor Finish:		Reno. Year: Rain Screen: Partial Metered Water: R.I. Plumbing:	
Legal: STRATA LOT 63 SECTION 17 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTERDISTRICT STRATA PLAN NW2521 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1					
Amenities: Club House, Elevator, In Suite Laundry, Storage, Wheelchair Access Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Treed Features:					
Finished Floor (Main): 848 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 848 sq. ft. Unfinished Floor: 0 Grand Total: 848 sq. ft.		Units in Development: 88 Exposure: Mgmt. Co's Name: First Service Residential Maint Fee: \$413.67 Maint Fee Includes: Garbage Pickup, Gas, Hot Water, Management, Other, Sewer, Snow removal, Water		Tot Units in Strata: 88 Locker: Yes Storeys in Building: 3 Mgmt. Co's #: 604-683-8900 Council/Park Apprv?: No	
Suite: Basement: None Crawl/Bsmt. Ht: # of Kitchens: 1		Bylaws Restrictions: Pets Not Allowed, Rentals Allwd w/Restrctns, Smoking Restrictions Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:		# of Pets: Cats: No Dogs: No	
Floor Type Dimensions Main Living Room 12'3 x 12'0 Main Dining Room 12'0 x 12'0 Main Kitchen 12'8 x 9'5 Main Primary Bedroom 13'6 x 10'4 Main Laundry 7'10 x 5'1 Main Foyer 9'2 x 3'5 Main Other 10'1 x 5'11 x		Floor Type Dimensions x x x x x x x x		Bath Floor # of Pieces Ensuite? 1 Main 4 No 2 3 4 5 6 7 8	
Listing Broker(s): Oakwyn Realty Ltd.					
Welcome to Carmel Pointe. Huge 1 bedroom & 1 bathroom condo offering 848 sqft of living space in the heart of central Richmond! Step into this bright & inviting unit which features an enormous kitchen with stainless appliances. Laminate flooring, smoothed ceiling, a gas fireplace & large picturesque windows. Spacious master bedroom & the convenience of in-suite laundry with storage & newer full-size washer & dryer. This unit also includes 1 ground-level locker & 1 secure underground parking spot. Strata fees cover hot water, natural gas & municipal utilities. Perfectly situated, this home is just steps away from Richmond Centre, Aquatic Centre, Minoru Community Centre, Library, Hospital, Richmond Secondary, W.D Ferris Elementary & the Skytrain. Open House this Saturday & Sunday 1-4 pm.					