



Presented by:  
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<b>Sold</b> <b>R2748057</b> Board: V Townhouse		<b>9 7360 MINORU BOULEVARD</b> Richmond Brighthouse South V6Y 3L4		Residential Attached <b>\$929,800 (LP)</b> <b>\$965,000 (SP)</b>																																																																																											
		Sold Date: <b>1/31/2023</b> If new, GST/HST inc?: Meas. Type: <b>Feet</b> Bedrooms: <b>3</b> Frontage(feet): Bathrooms: <b>3</b> Frontage(metres): Full Baths: <b>2</b> Depth / Size (ft.): Half Baths: <b>1</b> Sq. Footage: <b>0.00</b> Flood Plain: P.I.D.: <b>004-732-456</b> View: <b>:</b> Complex / Subdiv: <b>RIDGECREST</b> First Nation Reserv... Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> Sewer Type: Water Supply: <b>City/Municipal</b>																																																																																													
Style of Home: <b>2 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Mixed</b> Foundation: <b>Concrete Slab</b> Renovations: # of Fireplaces: <b>1</b> R.I. Fireplaces: Fireplace Fuel: <b>Gas - Natural</b> Fuel/Heating: <b>Electric</b> Outdoor Area: <b>Patio(s)</b> Type of Roof: <b>Asphalt</b>		Total Parking: <b>2</b> Covered Parking: <b>1</b> Parking Access: <b>Front</b> Parking: <b>Carpport; Single, Open</b> Dist. to Public Transit: Title to Land: <b>Freehold Strata</b> Dist. to School Bus: Property Disc.: <b>No</b> Fixtures Leased: <b>:</b> Fixtures Rmvd: <b>:</b> Floor Finish: <b>Laminate, Tile, Carpet</b>																																																																																													
Legal: <b>STRATA LOT 9, BLOCK 4N, PLAN NWS2433, SECTION 17, 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>In Suite Laundry</b> Site Influences: <b>Central Location, Recreation Nearby, Shopping Nearby</b> Features: <b>CltHwsh/Dryr/Frdg/Stve/DW</b>																																																																																															
Finished Floor (Main): <b>717</b> Finished Floor (Above): <b>707</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>0</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>1,424 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>1,424 sq. ft.</b>		Units in Development: <b>55</b> Exposure: <b>South</b> Mgmt. Co's Name: <b>TRIBE MGMT</b> Maint Fee: <b>\$346.94</b> Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Snow removal</b> Tot Units in Strata: <b>55</b> Locker: Storeys in Building: Mgmt. Co's #: <b>604-635-5000</b> Council/Park Apprv?: Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b> Restricted Age: # 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: Basement: <b>None</b> Crawl/Bsmt. Ht: # of Levels: <b>2</b> # of Kitchens: <b>1</b> # of Rooms: <b>10</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>15'4 x 13'2</td> <td>Above</td> <td>Bedroom</td> <td>10'0 x 9'5</td> <td>1</td> <td>Main</td> <td>2</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>8'2 x 9'7</td> <td>Above</td> <td>Walk-In Closet</td> <td>5'8 x 8'8</td> <td>2</td> <td>Above</td> <td>4</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>10'8 x 9'0</td> <td></td> <td></td> <td>x</td> <td>3</td> <td>Above</td> <td>3</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>12'5 x 10'2</td> <td></td> <td></td> <td>x</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>5'8 x 8'0</td> <td></td> <td></td> <td>x</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Storage</td> <td>7'11 x 3'0</td> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>12'11 x 15'6</td> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>10'5 x 8'5</td> <td></td> <td></td> <td>x</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	15'4 x 13'2	Above	Bedroom	10'0 x 9'5	1	Main	2	No	Main	Dining Room	8'2 x 9'7	Above	Walk-In Closet	5'8 x 8'8	2	Above	4	No	Main	Kitchen	10'8 x 9'0			x	3	Above	3	Yes	Main	Eating Area	12'5 x 10'2			x	4				Main	Foyer	5'8 x 8'0			x	5				Main	Storage	7'11 x 3'0			x	6				Above	Primary Bedroom	12'11 x 15'6			x	7				Above	Bedroom	10'5 x 8'5			x	8			
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Listing Broker(s): <b>RE/MAX Westcoast</b>																																																																																															
<b>RIDGECREST - You will love the layout of this 3 bdrm, 2.5 bath townhome centrally located in the heart of Richmond across the street from Richmond High &amp; walking distance to Canada Line &amp; Richmond Centre. Kitchen features black granite counters, ample cupboard space &amp; eat-in kitchen nook. Main floor offers powder room with full-sized side-by-side, laundry. Spacious living/dining with gas f/p &amp; large windows. 3 spacious bedrooms upstairs, one renovated main bathroom with new tile, new vanity, new light fixtures, and new glass doors to the tub/shower. Super size primary bedroom has a walk-through closet to a full primary ensuite with shower. Single carport, &amp; 1 additional open parking space, in-suite storage area as well as bonus storage off the back patio.</b>																																																																																															