


**Active**  
**R2624023**  
 Board: V  
 Apartment/Condo

**609 8699 HAZELBRIDGE WAY**

Richmond  
 West Cambie  
 V6X 0T4

Residential Attached

**\$998,900** (LP)   
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$998,900**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2021**  
 Frontage(feet): Bathrooms: **2** Age: **0**  
 Frontage(metres): Full Baths: **2** Zoning: **ZMU25**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: P.I.D.: **031-479-570** Tax Inc. Utilities?:  
 View: **Yes CITY** Tour: **Virtual Tour URL**  
 Complex / Subdiv: **TORINO SOUTH**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Aluminum, Concrete, Glass**  
 Foundation: **Concrete Slab**  
 Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air, Heat Pump**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt, Other, Tile - Composite**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata** Dist. to School Bus:  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing: **No** Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 48, BLOCK 5N, PLAN EPS7553, SECTION 28, 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 V**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, Recreation Center**

Site Influences: **Central Location, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main): <b>1,028</b>	Units in Development:	Tot Units in Strata: <b>417</b>	Locker:
Finished Floor (Above): <b>0</b>	Exposure: <b>Southeast</b>	Stores in Building: <b>15</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Associa</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$443.96</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Water</b>		
Finished Floor (Total): <b>1,028 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,028 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite:	Restricted Age:	# of Pets: <b>1</b>	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Rooms: <b>6</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'0 x 11'0			x	1	Main	3	Yes
Main	Dining Room	9'0 x 11'0			x	2	Main	4	No
Main	Kitchen	9'3 x 7'10			x	3			
Main	Master Bedroom	10'2 x 13'8			x	4			
Main	Walk-In Closet	8'6 x 5'0			x	5			
Main	Bedroom	9'4 x 11'5			x	6			
					x	7			
					x	8			

Listing Broker(s): **Anson Realty Ltd.**

**SE Corner - Bright and beautiful new move-in ready 2 bedroom 2 bath home at Torino South. Sized for comfort with large chef's kitchen, open living and dining room, fantastic balcony to entertain and king-size primary suite. Convenient location with services, groceries and restaurants all within walking distance and only 2 mins from the future Capstan Canada Line Station (2023). Images and video of display unit with same floor plan.**