



**Active**  
**R2626216**  
 Board: V  
 Apartment/Condo

**613 8699 HAZELBRIDGE WAY**

Richmond  
 West Cambie  
 V6X 0T4

Residential Attached

**\$649,900** (LP)   
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$649,900**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2021**  
 Frontage(feet): Bathrooms: **1** Age: **0**  
 Frontage(metres): Full Baths: **1** 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.: **031-480-012** Tax Inc. Utilities?:  
 View: **No City** Tour:  
 Complex / Subdiv: **Torino**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Metal**  
 Foundation: **Concrete Slab**  
 Renovations:  
 # of Fireplaces: **0** 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**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 92, 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>620</b>	Units in Development:	Tot Units in Strata: <b>417</b>	Locker:
Finished Floor (Above): <b>0</b>	Exposure: <b>South</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>\$268.23</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>620 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets: <b>1</b>	Cats: Dogs:
Grand Total: <b>620 sq. ft.</b>	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
Basement: <b>None</b>	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: <b>1</b>			
# of Levels: <b>1</b>			
# of Rooms: <b>5</b>			

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

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

**Brand new, move-in ready, roomy 620 sq.ft. South-facing 1 bed home at Torino South with nice 100 sq.ft. terrace. Sleek Bianca (white) colour scheme. Central heating/cooling, Full size appliances, Spa-like bathroom, Extra large dining and living areas (yes, a huge sectional sofa will fit!), wide plank laminate flooring throughout. Convenient location with services, groceries and restaurants all within walking distance and only 2 min from the future Capstan Canada Line Station (2023).**