

**Active**  
**R2418216**  
 Board: V  
 Apartment/Condo

**1203 8628 HAZELBRIDGE WAY**

Richmond  
 West Cambie  
 V6X 0R5

Residential Attached

**\$999,900** (LP)

(SP) **M**



Sold Date: Frontage (feet): Original Price: **\$999,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2018**  
 Depth / Size (ft.): Bedrooms: **2** Age: **1**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,812.90**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**  
 Exposure: **Southwest** Maint. Fee: **\$311.44** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **030-529-093**  
 Mgmt. Co's Name: **Associa** Tour:  
 Mgmt. Co's Phone:  
 View: **Yes: River & Courtyard**  
 Complex / Subdiv: **Sorrento**  
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: <b>5 Plus Level, Corner Unit</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>
Exterior: <b>Glass, Metal, Other</b>	Locker:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:
Rain Screen:	Units in Development:
Renovations:	Title to Land: <b>Freehold Strata</b>
Water Supply: <b>City/Municipal</b>	Reno. Year:
Fireplace Fuel:	R.I. Plumbing: <b>No</b>
Fuel/Heating: <b>Forced Air, Heat Pump</b>	R.I. Fireplaces:
Outdoor Area: <b>Balcony(s)</b>	# of Fireplaces: <b>0</b>
Type of Roof: <b>Other</b>	Property Disc.: <b>No</b>
	Fixtures Leased: <b>No</b>
	Fixtures Rmvd: <b>No</b>
	Floor Finish: <b>Laminate, Wall/Wall/Mixed</b>

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water**  
 Legal: **STRATA LOT 112, BLOCK 5N, PLAN EPS5073, 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, Club House, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 12'2			x			x
Main	Dining Room	10'5 x 10'4			x			x
Main	Kitchen	7'8 x 7'8			x			x
Main	Master Bedroom	11'0 x 10'8			x			x
Main	Bedroom	11'0 x 9'8			x			x
Main	Den	8'0 x 5'2			x			x
Main	Walk-In Closet	8'5 x 5'0			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>1,014</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,014 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Grand Total: <b>1,014 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

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

**Brand new southwest corner unit facing courtyard and river. Great layout with 9' ceiling, walk-in closet and high-end appliances. Steps away from the future Capstan Station of Canada Line, supermarkets, restaurants and shopping malls. 5-minute drive to Vancouver. Enjoy the resort like amenities: gym, basketball court, indoor swimming pool, hot tub, sauna room, party room, BBQ and more.**