

**Active**  
**R2418088**  
 Board: V  
 Townhouse

**46 8628 HAZELBRIDGE WAY**

Richmond  
 West Cambie  
 V6X 0R5

Residential Attached

**\$1,099,900** (LP)

(SP) **M**



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$1,099,900**  
 Meas. Type: \_\_\_\_\_ Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2018**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **1**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MF**  
 Flood Plain: \_\_\_\_\_ Full Baths: **3** Gross Taxes: **\$3,173.75**  
 Council Apprv?: \_\_\_\_\_ Half Baths: **0** For Tax Year: **2019**  
 Exposure: **West** Maint. Fee: **\$434.03** Tax Inc. Utilities?: \_\_\_\_\_  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **030-527-996**  
 Mgmt. Co's Name: **Associate** Tour: \_\_\_\_\_  
 Mgmt. Co's Phone: \_\_\_\_\_  
 View: **No** : \_\_\_\_\_  
 Complex / Subdiv: **SORRENTO**  
 Services Connected: **Electricity, Natural Gas, Water**

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

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water**  
 Legal: **STRATA LOT 2, 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: **Air Conditioning, 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	22'2 x 11'2			x			x
Main	Dining Room	17'2 x 8'3			x			x
Main	Kitchen	7'8 x 7'8			x			x
Above	Master Bedroom	14'0 x 10'3			x			x
Above	Bedroom	12'8 x 8'9			x			x
Above	Walk-In Closet	7'7 x 4'2			x			x
Above	Den	10'0 x 9'0			x			x
Above	Laundry	5'8 x 4'2			x			x
					x			
					x			

Finished Floor (Main): <b>649</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>760</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>1,409 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,409 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Location! Location! Location! Steps away from the future Capstan Station of Canada Line, supermarkets, restaurants and shopping malls. 5-minute drive to Vancouver. Over 1400 sf brand new townhome with 9' ceiling, 3 full bathroom and 187 sf patio. Flex Work space can be converted to an additional bedroom. Enjoy the resort like amenities: gym, basketball court, indoor swimming pool, hot tub, sauna room, party room, BBQ and more.**