


Active
R2435042
 Board: V
 Apartment/Condo

1003 7708 ALDERBRIDGE WAY

Richmond
 Brighthouse
 V6X 0P9

Residential Attached
\$549,000 (LP)
 (SP) 



Sold Date: Frontage (feet): Original Price: **\$549,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2017**
 Depth / Size (ft.): Bedrooms: **1** Age: **3**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CONDO**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,571.24**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
 Exposure: **North** Maint. Fee: **\$305.15** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **030-271-151**
 Mgmt. Co's Name: **Rancho Management Services** Tour:
 Mgmt. Co's Phone: **604-684-4508**
 View: **Yes: MOUNTAIN**
 Complex / Subdiv: **TEMPO**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Aluminum, Brick, Glass**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces: **0**
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage Underbuilding** Locker: **Y**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata** Total Units in Strata:
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 216, BLOCK 4N, PLAN EPS4199, SECTION 5, 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, Playground, Pool; Indoor, Swirlpool/Hot Tub, Concierge**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'0 x 10'8			x			x
Main	Kitchen	8'7 x 8'5			x			x
Main	Bedroom	11'5 x 9'6			x			x
Main	Walk-In Closet	4'8 x 4'0			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	600	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	600 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total:	600 sq. ft.	Basement: None			6				
					7				
					8				

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

High level 1 bedroom home at Temp. 600 sq.ft, fantastic view, functional layout, laminated flooring and air-conditioning. Concrete construction, comes with 1 parking & 1 bike storage. The complex offers amenities including club house, fitness centre, dance studio, indoor swimming pool, hot tub, playground and concierge. Convenient location - only 5 minutes walk to Canada Line and Oval Village for groceries, restaurants and services. Perfect for personal use or as an investment. Tenanted till end of March 2020, allow time to show. Measurement approximate.