

Active
R2524131
 Board: V
 Apartment/Condo

1607 8628 HAZELBRIDGE WAY

Richmond
 West Cambie
 V6X 0R5

Residential Attached

\$1,028,000 (LP)

(SP) **M**



Sold Date: Frontage (feet): Original Price: **\$1,028,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2018**
 Depth / Size (ft.): Bedrooms: **2** Age: **2**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,975.13**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2020**
 Exposure: **Northeast** Maint. Fee: **\$344.35** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **030-529-271**
 Mgmt. Co's Name: **Associa** Tour:
 Mgmt. Co's Phone: **604-591-6060**
 View: **Yes: MOUNTAIN, RIVER & CITY**
 Complex / Subdiv: **SORRENTO - WEST**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: Corner Unit, Penthouse	Total Parking: 1 Covered Parking: 1 Parking Access: Side
Construction: Concrete	Parking: Garage Underbuilding
Exterior: Glass, Metal, Other	Locker:
Foundation: Concrete Perimeter	Dist. to Public Transit:
Rain Screen:	Dist. to School Bus:
Renovations:	Total Units in Strata: 398
Water Supply: City/Municipal	Reno. Year:
Fireplace Fuel: None	R.I. Plumbing: No
Fuel/Heating: Forced Air, Heat Pump	R.I. Fireplaces:
Outdoor Area: Balcony(s), Rooftop Deck	# of Fireplaces: 0
Type of Roof: Other	Title to Land: Freehold Strata
	Property Disc.: No
	Fixtures Leased: No
	Fixtures Rmvd: No
	Floor Finish: Laminate, Mixed

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**
 Legal: **STRATA LOT 130, 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, Disposal - Waste, Drapes/Window Coverings, Microwave, Oven - Built In, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 9'0			x			x
Main	Dining Room	9'0 x 9'0			x			x
Main	Kitchen	8'0 x 8'0			x			x
Main	Master Bedroom	12'5 x 9'10			x			x
Main	Walk-In Closet	7'8 x 4'3			x			x
Main	Bedroom	9'6 x 8'6			x			x
Above	Flex Room	6'6 x 7'0			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 938	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 62	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,000 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,000 sq. ft.	Basement: None			7				
				8				

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

Bright Northeast corner penthouse level 2 Bed + flex home. This compact floorplan has great flow with separate dining and living areas, as well as bedrooms on opposite corners offering optimal privacy and easy furniture placement. Enjoy air conditioning, 9ft ceilings, and full size appliances. Ample outdoor space with patio off the main living space AND a large private rooftop terrace on 2nd floor. Come be a part of a fantastic new neighbourhood with full amenities, shopping & services plus transit within walking distance! New, under warranty, flexible dates for you to move-in. Easy to show.