

Active
R2523918
 Board: V
 Apartment/Condo

1203 8628 HAZELBRIDGE WAY

Richmond
 West Cambie
 V6X 0R5

Residential Attached

\$978,000 (LP)

(SP) 



Sold Date: Frontage (feet): Original Price: **\$978,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2018**
 Depth / Size (ft.): Bedrooms: **2** Age: **2**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CONDO**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,961.81**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: **Southwest** Maint. Fee: **\$348.05** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **030-529-093**
 Mgmt. Co's Name: **Associa BC Inc.** Tour:
 Mgmt. Co's Phone: **604-591-6060**
 View: **:**
 Complex / Subdiv: **SORRENTO WEST**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Glass, Metal, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage Underbuilding**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 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, Heat, Hot Water, Management, Recreation Facility, Sewer, 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, Garden, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences:
 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	13'10 x 12'6			x			x
Main	Dining Room	10'7 x 9'8			x			x
Main	Kitchen	8'0 x 7'8			x			x
Main	Master Bedroom	11'9 x 10'8			x			x
Main	Walk-In Closet	9'2 x 5'3			x			x
Main	Bedroom	10'5 x 10'0			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,014	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	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):	1,014 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total:	1,014 sq. ft.	Basement: None			6				
					7				
					8				

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

Southwest corner 2 bedroom + den/storage at Sorrento West built by Pinnacle International. 12th floor suite with view. Good layout, master bedroom with huge walk-in closet and 5-pcs ensuite, double sinks, tub and separate shower. Laminated floor at living and dining area, 9 foot ceiling, high-end stainless steel appliances. Heat pump for central cooling and heating comfort. Excellent locations, steps away from the future Capstan Station of Canada Line, walk to Union Square, Yaohan Shopping Mall, Costco and T&T Supermarket. Resort-like amenities include indoor swimming pool, hot tub, sauna, gym, basketball court, party room, BBQ and more. Comes with 1 parking and 1 bike storage. Talmey Elementary and MacNeill Secondary. Brand New, easy to show. Self-measurements, to be confirmed by buyers.