


Active
R2618993
 Board: V
 Townhouse

42 8628 HAZELBRIDGE WAY

Richmond
 West Cambie
 V6X 0R5

Residential Attached
\$949,900 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$949,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2018**
 Frontage(feet): Bathrooms: **3** Age: **3**
 Frontage(metres): Full Baths: **3** Zoning: **ZMU25**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,017.26**
 Sq. Footage: **0.00** For Tax Year: **2020**
 Flood Plain: P.I.D.: **030-528-038** Tax Inc. Utilities?:
 View: : Tour:
 Complex / Subdiv: **SORRENTO - WEST**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Concrete**
 Exterior: **Glass, Metal, Mixed**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 6, 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, Playground, Pool; Indoor, Recreation Center, 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, Smoke Alarm, Sprinkler - Inground**

Finished Floor (Main): 561	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 680	Exposure: West	Stores in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa BC Inc.	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 0	Maint Fee: \$599.07	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Water		
Finished Floor (Total): 1,241 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,241 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions		
Suite:	Restricted Age:	# of Pets: 1	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 2			
# of Rooms: 9			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'6 x 10'0	Above	Den	10'6 x 6'0	1	Main	4	No
Main	Dining Room	7'9 x 7'5			x	2	Above	5	Yes
Main	Kitchen	8'4 x 7'9			x	3	Above	4	No
Main	Family Room	13'3 x 9'3			x	4			
Above	Master Bedroom	12'0 x 10'3			x	5			
Above	Bedroom	9'0 x 8'9			x	6			
Above	Walk-In Closet	8'0 x 4'6			x	7			
Above	Laundry	6'0 x 4'0			x	8			

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

This Brand New 2 level concrete townhome features 2 bedrooms with den, 9 foot ceiling, 3 full bathrooms and a big patio. Master bedroom with huge walk-in closet and 5-pcs ensuite, double sinks, tub and separate shower. Laminated floor on main level, high-end stainless steel appliances. Heat pump for central cooling and heating comfort. Excellent location, 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 and more. Comes with 1 parking and 1 bike storage. Talmey Elementary and MacNeill Secondary. Brand new, move-in ready, book your appointment to view now. Self-measurements, to be verified by buyers.