

Active
R2418228
 Board: V
 Townhouse

42 8628 HAZELBRIDGE WAY

Richmond
 West Cambie
 V6X 0R5

Residential Attached

\$949,900 (LP)

(SP) **M**



Sold Date: _____ Frontage (feet): _____ Original Price: **\$949,900**
 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: **\$2,864.89**
 Council Apprv?: _____ Half Baths: **0** For Tax Year: **2019**
 Exposure: **West** Maint. Fee: **\$384.33** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **030-528-038**
 Mgmt. Co's Name: **Associa** Tour: _____
 Mgmt. Co's Phone: _____
 View: **No :**
 Complex / Subdiv: **SORRENTO**
 Services Connected: **Electricity, Natural Gas, Water**

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

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water**
 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, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'3 x 11'0			x			x
Main	Dining Room	13'3 x 8'3			x			x
Main	Kitchen	7'8 x 7'8			x			x
Above	Master Bedroom	13'0 x 10'3			x			x
Above	Bedroom	9'2 x 9'0			x			x
Above	Den	10'2 x 6'2			x			x
Above	Walk-In Closet	8'0 x 4'2			x			x
Above	Laundry	5'8 x 4'8			x			x
					x			
					x			

Finished Floor (Main): 561	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 680	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	3	Yes	Pool:
Finished Floor (Total): 1,241 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,241 sq. ft.	Basement: None			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. 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.