


Active
R2570619
 Board: V
 Townhouse

45 8628 HAZELBRIDGE WAY

Richmond
 West Cambie
 V6X 0R5

Residential Attached
\$1,099,900 (LP)
 (SP) 



Sold Date: Frontage (feet): Original Price: **\$1,099,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **2018**
 Depth / Size (ft.): Bedrooms: **2** Age: **3**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MF**
 Flood Plain: Full Baths: **3** Gross Taxes: **\$3,344.21**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: **West** Maint. Fee: **\$681.70** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **030-528-003**
 Mgmt. Co's Name: **Associa** Tour:
 Mgmt. Co's Phone:
 View: **:**
 Complex / Subdiv: **SORRENTO WEST**
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: 2 Storey	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Concrete	Parking: Garage Underbuilding		Locker:
Exterior: Glass, Other	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: Tile - Concrete			

Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water, Management**
 Legal: **STRATA LOT 3, 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: **Club House, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Wheelchair Access**
 Site Influences: **Adult Oriented, Central Location, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'2 x 11'2			x			x
Main	Dining Room	17'2 x 8'3			x			x
Main	Kitchen	7'8 x 7'8			x			x
Above	Master Bedroom	14'0 x 10'3			x			x
Above	Bedroom	12'8 x 8'9			x			x
Above	Den	10'0 x 9'0			x			x
Above	Walk-In Closet	7'6 x 4'0			x			x
Above	Laundry	5'6 x 4'0			x			x
		x			x			
		x			x			

Finished Floor (Main): 649	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 760	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	No	Pool:
Finished Floor (Total): 1,409 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,409 sq. ft.	Basement: None			7				
				8				

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

You will enjoy an enviable life style with the location. Over 1,400 sq.ft. brand new 2 level concrete 2 bedroom and den townhome in the amazing Capstan Village. Perfect for a family needing an extra large living room and dining room. This townhome features 9 foot ceilings, 3 full bathrooms, 180 sq.ft Patio. Enjoy the resort like amenities, close to Canada Line station, supermarkets and restaurants. This home has a great walk score and is move in ready! Call today to arrange your private showing.