



**Active**  
**R2634278**  
 Board: V  
 Apartment/Condo

**721 8699 HAZELBRIDGE WAY**

Richmond  
 West Cambie  
 V6X 0T4

Residential Attached

**\$854,900** (LP)   
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$854,900**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2021**  
 Frontage(feet): Bathrooms: **2** Age: **0**  
 Frontage(metres): Full Baths: **2** Zoning: **ZMU25**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**  
 Sq. Footage: **0.00** For Tax Year:  
 Flood Plain: P.I.D.: **031-480-756** Tax Inc. Utilities?:  
 View: **Yes COURTYARD** Tour:  
 Complex / Subdiv:  
 Services Connctd: **Community, Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass**  
 Foundation: **Concrete Block, Concrete Slab**

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air, Heat Pump**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt, Other, Tile - Composite**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 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, Tile**

Legal: **STRATA LOT 166, BLOCK 5N, PLAN EPS7553, 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, Elevator, Exercise Centre, Recreation Center**

Site Influences: **Central Location, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main): **828**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **828 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **828 sq. ft.**

Units in Development:  
 Exposure: **North**  
 Mgmt. Co's Name: **Associa**  
 Maint Fee: **\$356.04**  
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**

Tot Units in Strata: **417** Locker:  
 Storeys in Building: **15**  
 Mgmt. Co's #:  
 Council/Park Apprv?:

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht:  
 # of Kitchens: **1**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
 Restricted Age:  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:  
 # of Pets: **1** Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	8'0 x 7'8			x	1	Main	3	Yes
Main	Dining Room	9'0 x 8'0			x	2	Main	4	Yes
Main	Living Room	10'0 x 10'6			x	3			
Main	Dining Room	13'6 x 9'6			x	4			
Main	Bedroom	13'6 x 9'6			x	5			
Main	Bedroom	10'0 x 9'0			x	6			
Main	Walk-In Closet	4'6 x 8'0			x	7			
Main	Den	8'0 x 4'6			x	8			

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

**Brand new move-in ready quiet courtyard North facing 2 Bed + Den at Torino South. Most efficient floorplan with separated bedrooms, both ensuites with walk in closets. Central heating/cooling, full-size appliances, wide plank laminate flooring in all living areas and bedrooms. Convenient location with services, groceries, and restaurants all within walking distance and only 2 mins from the future Capstan Canada Line Station (2023). Photos of display unit of same colour scheme.**