


**Active**  
**R2563664**  
 Board: V  
 Apartment/Condo

**1607 8628 HAZELBRIDGE WAY**

Richmond  
 West Cambie  
 V6X 0R5

Residential Attached  
**\$1,028,000** (LP)  
 (SP) 



Sold Date: Frontage (feet): Original Price: **\$1,028,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2018**  
 Depth / Size (ft.): Bedrooms: **2** Age: **3**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,975.13**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**  
 Exposure: **Northeast** Maint. Fee: **\$480.29** Tax Inc. Utilities?:  
 If new, GST/HST inc?: **No** P.I.D.: **030-529-271**  
 Mgmt. Co's Name: **Associa** Tour:  
 Mgmt. Co's Phone:  
 View: **Yes: COURTYARD & MOUNTAIN**  
 Complex / Subdiv: **SORRENTO - WEST**  
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: <b>Corner Unit, Penthouse</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>
Exterior: <b>Concrete, Glass, Metal</b>	Locker:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:
Rain Screen:	Units in Development:
Renovations:	Title to Land: <b>Freehold Strata</b>
Water Supply: <b>City/Municipal</b>	Reno. Year:
Fireplace Fuel:	R.I. Plumbing: <b>No</b>
Fuel/Heating: <b>Heat Pump</b>	R.I. Fireplaces:
Outdoor Area: <b>Balcony(s), Rooftop Deck</b>	# of Fireplaces: <b>0</b>
Type of Roof: <b>Tile - Concrete</b>	Property Disc.: <b>No</b>
	Fixtures Leased: <b>No</b>
	Fixtures Rmvd: <b>No</b>
	Floor Finish: <b>Laminate, Mixed</b>

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Recreation Facility**  
 Legal: **STRATA LOT 130, 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, Drapes/Window Coverings, Microwave, Oven - Built In, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 11'0			x			x
Main	Dining Room	9'8 x 9'0			x			x
Main	Kitchen	8'0 x 8'0			x			x
Main	Master Bedroom	12'8 x 9'9			x			x
Main	Bedroom	9'3 x 8'10			x			x
Main	Walk-In Closet	7'8 x 4'3			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>1,000</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,000 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Grand Total: <b>1,000 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

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

**A vibrant dream Penthouse at the most desirable location of Richmond. This brand new 2 bedroom, 2 bath penthouse with around 1000 sq.ft of living space and over 400 sq.ft huge rooftop terrace. This home features 9' ceiling and high-end appliances. Enjoy the resort like amenities and walking distance to shopping, CanadaLine Station and local eateries. Minutes drive to Vancouver West and YVR airport. This is the home you can move-in anytime!**