



**Active**  
**R2730874**

Board: V  
Apartment/Condo

### 1602 8699 HAZELBRIDGE WAY

Richmond  
West Cambie  
V6X 0T4

Residential Attached

**\$1,039,900** (LP)   
(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,039,900**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2021**  
 Frontage(feet): Bathrooms: **2** Age: **1**  
 Frontage(metres): Full Baths: **2** Zoning: **ZMU25**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: P.I.D.: **031-482-741** Tax Inc. Utilities?:  
 View: **Yes City & Some Mountains** Tour:  
 Complex / Subdiv: **Torino**  
 First Nation Reserve:  
 Services Connctd: **Community, Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**  
 Construction: **Concrete, Frame - Metal**  
 Exterior: **Aluminum, Concrete, Glass**  
 Foundation: **Concrete Block, Concrete Slab**  
 Renovations:  
 # of R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air, Heat Pump**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt, Other, Tile - Composite**

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 **No :**  
 Fixtures Rmvd: **No : n**  
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 365, 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): <b>932</b>	Units in Development:	Tot Units in Strata: <b>417</b>	Locker:
Finished Floor (Above): <b>0</b>	Exposure: <b>East</b>	Stores in Building: <b>15</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Associa</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$425.62</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Water</b>		
Finished Floor (Total): <b>932 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets: <b>1</b>	Cats: Dogs:
Grand Total: <b>932 sq. ft.</b>	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?:		
Basement: <b>None</b>	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>			
# of Kitchens: <b>1</b>			
# of Rooms: <b>6</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	8'0 x 8'0			x	1	Main	4	Yes
Main	Dining Room	9'0 x 9'0			x	2	Main	3	Yes
Main	Living Room	11'6 x 10'0			x	3			
Main	Master Bedroom	12'0 x 10'0			x	4			
Main	Bedroom	10'0 x 9'6			x	5			
Main	Den	6'0 x 6'0			x	6			
					x	7			
					x	8			

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

**Beautiful new, move-in ready, high level, 2 Bed + Den home at Torino South. Over height ceilings, double bedroom suites with ensuite & walk-in closet. Two private balconies with view of mountains. Convenient location with services, groceries, and restaurants all within walking distance and only 2 mins from the future Capstan Canada Line Station (2023). Easy to show!**