


**Active**  
**R2685635**  
 Board: V  
 Apartment/Condo

**1603 8699 HAZELBRIDGE WAY**

Richmond  
 West Cambie  
 V6X 0T4

Residential Attached  
**\$1,229,900** (LP)   
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,229,900**  
 Meas. Type: Bedrooms: **3** 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: **2022**  
 Flood Plain: P.I.D.: **031-482-732** Tax Inc. Utilities?:  
 View: **Yes CITY** Tour: **Virtual Tour URL**  
 Complex / Subdiv: **TORINO**  
 Services Connctd: **Community, Electricity, Natural Gas, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Concrete, Frame - Metal**  
 Exterior: **Aluminum, 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**

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**

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

Legal: **STRATA LOT 364, 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>1,141</b>          | Units in Development:  | Tot Units in Strata: <b>417</b> | Locker:     |
| Finished Floor (Above): <b>0</b>             | Exposure: <b>Southeast</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>\$490.21</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>1,141 sq. ft.</b> |  |                                 |             |
| Unfinished Floor: <b>0</b>                   |  |                                 |             |
| Grand Total: <b>1,141 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>  | # of Pets: <b>1</b>             | Cats: Dogs: |
| Suite:                                       | Restricted Age:  |                                 |             |
| Basement: <b>None</b>                        | # or % of Rentals Allowed:   |                                 |             |
| Crawl/Bsmt. Ht:                              | Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>   |                                 |             |
| # of Kitchens: <b>1</b>                      | Short Term Lse-Details:  |                                 |             |
| # of Rooms: <b>7</b>                         |  |                                 |             |

| Floor | Type           | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Kitchen        | 8'0 x 9'0    |       |      | x          | 1    | Main  | 4           | Yes      |
| Main  | Dining Room    | 10'0 x 9'0   |       |      | x          | 2    | Main  | 4           | No       |
| Main  | Living Room    | 14'10 x 10'0 |       |      | x          | 3    |       |             |          |
| Main  | Master Bedroom | 11'0 x 10'6  |       |      | x          | 4    |       |             |          |
| Main  | Bedroom        | 10'3 x 9'6   |       |      | x          | 5    |       |             |          |
| Main  | Bedroom        | 9'0 x 9'0    |       |      | x          | 6    |       |             |          |
| Main  | Foyer          | 4'10 x 7'3   |       |      | x          | 7    |       |             |          |
|       |                | x            |       |      | x          | 8    |       |             |          |

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

**Bright and beautiful new move-in ready high level SE Corner 3 Bedroom 2 Bath home at Torino South. Sized for comfort with over-height ceilings, chef's kitchen, one of the widest open living & dining areas, along with fantastic covered balcony to entertain. Convenient location with services, groceries, and restaurants all within walking distance and only 2 mins from the future Capstan Canada Line Station (2023). Last one with this floorplan!!**