

**Active**  
**R2430039**  
 Board: V  
 Apartment/Condo

**614 3333 SEXSMITH ROAD**

Richmond  
 West Cambie  
 V6X 0R7

Residential Attached

**\$1,129,900** (LP)

(SP) 



Sold Date: Frontage (feet): Original Price: **\$1,129,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2018**  
 Depth / Size (ft.): Bedrooms: **3** Age: **2**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,938.09**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**  
 Exposure: Maint. Fee: **\$357.83** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **030-531-136**  
 Mgmt. Co's Name: **Associa** Tour:  
 Mgmt. Co's Phone: **604-590-6060**  
 View: **:**  
 Complex / Subdiv: **SORRENTO**  
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **5 Plus Level**  
 Construction: **Concrete**  
 Exterior: **Glass, Metal, Other**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air, Heat Pump**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing: **No**  
 R.I. Fireplaces:  
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage Underbuilding** Locker:  
 Dist. to Public Transit: Dist. to School Bus:  
 Units in Development: Total Units in Strata:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management**  
 Legal: **STRATA LOT 316, 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, Garden, 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	14'2 x 9'10			x			x
Main	Dining Room	12'0 x 8'3			x			x
Main	Kitchen	8'0 x 8'0			x			x
Main	Master Bedroom	13'1 x 11'8			x			x
Main	Bedroom	11'4 x 8'7			x			x
Main	Bedroom	12'0 x 9'8			x			x
Main	Walk-In Closet	5'10 x 5'0			x			x
Main	Den	9'2 x 5'10			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,164</b>	# of Rooms: <b>8</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>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,164 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>1,164 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**Luxury dream home at the most desirable area of Richmond. This new 3B+Den unit has everything you need for a perfect home, facing the stunning and quiet courtyard. Features 9 ft ceiling with floor to ceiling windows, designer cabinetry and vanities and a spacious kitchen. Enjoy the resort-like amenities: gym, basketball court, indoor swimming pool, hot tub, sauna room, party room, BBQ and more. Close to everything, such as the Canada Line Station, Foody World, Costco, Yohan Centre, restaurants and shopping malls.**