


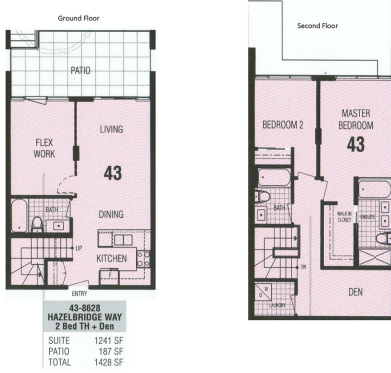
**Active**  
**R2570559**  
 Board: V  
 Townhouse

**43 8628 HAZELBRIDGE WAY**

Richmond  
 West Cambie  
 V6X 0R5

Residential Attached  
**\$949,900** (LP)  
 (SP) 

 43 - 8628 Hazelbridge Way, Richmond, BC



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$949,900**  
 Meas. Type: \_\_\_\_\_ Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2018**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **3**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MF**  
 Flood Plain: \_\_\_\_\_ Full Baths: **3** Gross Taxes: **\$3,017.26**  
 Council Apprv?: \_\_\_\_\_ Half Baths: **0** For Tax Year: **2020**  
 Exposure: **West** Maint. Fee: **\$599.07** Tax Inc. Utilities?: \_\_\_\_\_  
 If new, GST/HST inc?: **No** P.I.D.: **030-528-020**  
 Mgmt. Co's Name: **Associa** Tour: \_\_\_\_\_  
 Mgmt. Co's Phone: \_\_\_\_\_  
 View: \_\_\_\_\_  
 Complex / Subdiv: **SORRENTO WEST**  
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: <b>2 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>		Locker:
Exterior: <b>Glass, Other</b>			Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Reno. Year: _____	Dist. to Public Transit:	Total Units in Strata:
Rain Screen: _____	R.I. Plumbing: <b>No</b>	Units in Development:	
Renovations: _____	R.I. Fireplaces: _____	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>0</b>	Property Disc.: <b>No</b>	
Fireplace Fuel: _____		Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air, Heat Pump</b>		Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Patio(s)</b>		Floor Finish: <b>Laminate, Mixed</b>	
Type of Roof: <b>Tile - Concrete</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water**  
 Legal: **STRATA LOT 5, 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, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 11'0			x			x
Main	Dining Room	13'0 x 8'0			x			x
Main	Kitchen	7'8 x 7'8			x			x
Above	Master Bedroom	13'0 x 10'3			x			x
Above	Bedroom	9'2 x 9'0			x			x
Above	Den	10'0 x 6'2			x			x
Above	Walk-In Closet	8'0 x 4'2			x			x
Above	Laundry	5'8 x 4'8			x			x
					x			
					x			

Finished Floor (Main): <b>560</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>680</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>1,240 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>1,240 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

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

**Enjoy a carefree lifestyle, steps away to the Canada Line, malls, supermarkets and restaurants. This Brand New 2 level concrete Townhome features 2 Bedrooms with Den, 9 foot ceiling, 3 full bathrooms and big patio. Full amenities in this complex, no need to wait for a new home. Move in ready, make your appointment to view now!**