



List Price:	\$519,500	Previous Price:	
		Original Price:	\$519,500
Subdiv/Complex: HILLSBOROUGH			
Frontage:		Approx Yr Blt:	2000
Depth/Size:		PID:	024-804-533
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	14
Stories in Bldg:		Zoning:	RTL1
Flood Plain:		Bedrooms:	4
Meas. Type:	Feet	Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:		Half Baths:	0
View:	N	Taxes:	\$1,427 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req'd:	

Style of Home:	3 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Grge/Double Tandem		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1/2 BLK	Dist to School/Bus:	1 BLK
Renovations:		Units in Development:	28	Total Units in Strata:	
Flooring:	Laminate, Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), Fenced Yard, Patio(s) & Deck(s)	Property Disclosure:	Y		
Mngmt Co:	DORSET REALTY GROUP	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Ph:	604-270-1711	Maint Fee:	\$240.95		

Maint Charge Incl:	Gardening, Garbage Pickup, Management, Snow removal
Legal:	PL LMS4203 LT 22 BLK 4N LD 36 SEC 22 RNG 6W STRATA LOT AS SHOWN ON FORM 1.
Amenities:	Playground
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System
Site Influences:	Central Location, Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 10'						
Main F.	Dining	10' X 10'6						
Main F.	Nook	9'9 X 7'6						
Main F.	Kitchen	11'3 X 8'9						
Above	Bedroom	10'6 X 9'4						
Above	Master Bedroom	13' X 10'4						
Above	Bedroom	10' X 8'9						
Above	Walk-In Closet	5' X 5'						
Below	Bedroom	15'4 X 14'6						
Below	Foyer	7'8 X 6'9						

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	
Finished Floor Area Main:	534	Finished Levels:	3	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	584	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	373			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,491	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,491			8	

Listing Broker(s): (1) Royal Pacific Riverside Realty

Low price alert! Priced almost \$13,000 below assessment, this gorgeous starter home is located in a popular Richmond neighbourhood close to garden city elementary and just a few steps away from Garden City Shopping Plaza. A dark finish laminate, stainless steel appliance, and an oversized room below area few of the features awaiting you when you visit this beautiful home. Two large balcony windows on either side of the home illuminate the modern design scheme and allow for good air circulation throughout the home. Amazing price value, efficient living space, and beautiful design make this a great starter home for young families.