

Presented by:  
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Richmond, Brighthouse Residential Attached  
**# 309 8400 ANDERSON RD, V6Y 1S6** **MLS# V1051582** **Active**

	List Price: \$498,000	Previous Price:	
	Subdiv/Complex: ARGENTUM		
Frontage:	Approx Yr Blt: 2009	PID: 027-834-107	
Depth/Size:		Type: Apartment/Condo	
Lot SqFt: 0	Age at List Date: 5	Zoning: ZLR17	
Exposure:	Bedrooms: 2	Taxes: \$2,065 (2013)	
Stories in Bldg: 4	Bathrooms: 3	If New GST/HST Incl:	
Flood Plain:	Full Baths: 2	Tax Incl Utilities: No	
Meas. Type: Feet	Half Baths: 1	Apprvl Reqd:	
Fixtures Lsd:			
Fixt Removed:			
View:			

Style of Home: 2 Storey, Penthouse	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Slab	Parking Facilities: Garage Underbuilding, Tandem	
Exterior: Other		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other		
Renovations: Partly	Reno Year: 2009	Dist to Public Trans:
Flooring: Mixed		Units in Development: 43
Water Supply: City/Municipal		Locker:
Heat/Fuel: Electric		Possession:
No. of Fireplaces: 0	R/I Fireplaces:	Title to Land: Freehold Strata
Fireplace Fuel: None		Seller's Interest: Registered Owner
Outdoor Area: Balcony(s), Rooftop Deck		Mortgage Info: \$0
Mngmt Co: BOWER PROPERTY		Property Disclosure: Y
Mngmt Ph: 604-271-0220	Maint Fee: \$369.53	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions

Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility

Legal: PL BCS3343 LT 37 BLK 4N LD 36 SEC 9 RNG 6W STRATA LOT AS SHOWN ON FORM V.  
 Amenities: Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Playground  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 10'						
Main F.	Kitchen	9' X 8'						
Main F.	Dining	12' X 8'						
Main F.	Master Bedroom	12' X 10'						
Main F.	Bedroom	8'6 X 8'						
Above	Loft	16'6 X 11'8						
Above	Walk-In Closet	11'6 X 4'4						

<b>Floor Area (SqFt):</b>	<b>Total # Rooms:</b> 7	<b>Bathrooms</b>
Finished Floor Area Main: 812	Finished Levels: 2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 394	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,206	Restricted Age:	5
	# Pets / Cats; Dogs: 2	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,206		8

Listing Broker(s): RE/MAX Margaret Leung Realty

Impressive double height penthouse. 2 bedrooms and 1.5 bathrooms on main floor. Loft can be a family room or master bedroom with full bathroom and opens to huge private rooftop deck. Kitchen with granite countertops. Upgrades including deluxe blinds, walk-in closet with built-in organizers etc. 2 parkings. Gym, club house and kids playground. Pets friendly. Ample guest parking. Central quiet location close to park, transit and shopping. Truly one of a kind.