

Presented by:
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Richmond, Brighthouse Residential Attached
1215 5811 NO 3 RD, V6X 2C9 **MLS# V1055021** **Active**



List Price: \$539,000 Previous Price:

Subdiv/Complex: ACQUA

Frontage:	Approx Yr Blt:	2007	PID:	027-010-392
Depth/Size:	Type:		Apartment/Condo	
Lot SqFt:	Age at List Date:	7	Zoning:	CDT1
Exposure:	Bedrooms:	2	Taxes:	\$2,069 (2013)
Stories in Bldg:	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	

Fixtures Lsd:
 Fixt Removed: N
 View: Y - CITY

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Partly	Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	R/I Fireplaces:			
Mngmt Co:	First Service	Property Disclosure:	Y		
Mngmt Ph:	604-684-6291	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Maint Fee:	\$385.25				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS2252 LT 127 BLK 4N LD 36 SEC 5 RNG 6W
 Amenities: Elevator, Exercise Centre, Garden, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 12'6"						
Main F.	Kitchen	10' X 8'6"						
Main F.	Dining	10' X 9'						
Main F.	Master Bedroom	10'6" X 10'						
Main F.	Bedroom	10' X 11'						
Main F.	Den	7' X 6'6"						

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

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

Very desirable layout offering 2 bedrooms plus den on quiet side of the building with great open view. NW corner unit overlooking complex outdoor pool and playground. Complete new laminate floor throughout. New kitchen cabinets and master ensuite cabinets. Grand lobby with full time concierge. Wonderful amenities including gym, club house, outdoor pool, steam room etc. 1 parking & 1 locker.