



Presented by:

Margaret H Leung

RE/MAX Margaret Leung Realty

Phone: 604-263-2823

<http://www.margaretleungrealty.com>

mleun22@telus.net



Active
R2025357

Board: V
Apartment/Condo

302 8400 ANDERSON ROAD

Richmond
Brighthouse
V6Y 1S6

Residential Attached

\$539,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$539,000**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **2009**
 Depth / Size (ft.): _____ Bedrooms: **3** Age: **7**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **ZLR17**
 Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$2,027.02**
 Approval Req?: _____ Half Baths: **1** For Tax Year: **2015**
 Exposure: **South** Maint. Fee: **\$403.43** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **027-834-034**
 Mgmt. Co's Name: **Bower Property**
 Mgmt. Co's Phone: **604-271-0270**
 View: _____
 Complex / Subdiv: **Argentum**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Slab**
 Rain Screen: _____
 Renovations: _____
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s), Rooftop Deck**
 Type of Roof: **Other**

Reno. Year: _____
 R.I. Plumbing: _____
 R.I. Fireplaces: _____
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage Underbuilding**
 Locker: **N**
 Dist. to Public Transit: _____
 Units in Development: **43** Dist. to School Bus: _____
 Title to Land: **Freehold Strata** Total Units in Strata: _____
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: _____ :
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**
 Legal: **PL BCS3343 LT 30 BLK 4N LD 36 SEC 9 RNG 6W**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Playground**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'			x			x
Main	Dining Room	12' x 8'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Bedroom	8'6" x 8'			x			x
Above	Loft	16'6" x 11'8"			x			x
Above	Bedroom	12' x 12'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	812	# of Rooms:	7	# of Kitchens:	1	# of Levels:	2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	394	Crawl/Bsmt. Height:						1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	2	Cats:		Dogs:		3	Above	4	Yes	Pool:
Finished Floor (Total):	1,206 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allwd w/Restrctns									Door Height:
Grand Total:	1,206 sq. ft.	Basement:	None									
								5				
								6				
								7				
								8				

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

Unique double height ceiling penthouse with close to 1000 sq.ft. private rooftop deck. A generous interior of over 120 sq.ft. 2 bedrooms and 1.5 bathrooms on main floor. Loft has a family room and a guest bedroom with full ensuite. Desirable open kitchen with granite countertops. Immaculate move-in condition. Gym, club house and kids playground. Ample guest parking. Pets friendly. Conveniently located close to park, transit and shopping. Truly one of a kind.