



Presented by:  
**Margaret H Leung**  
 RE/MAX Margaret Leung Realty  
 Phone: 604-263-2823  
 www.margaretleungrealty.com  
 mleun22@telus.net



**Active** **323 8611 GENERAL CURRIE ROAD** Residential Attached  
**R2182572** Richmond **\$425,000 (LP)**  
 Board: V Brighthouse South (SP)   
 Apartment/Condo V6Y 3W4



Sold Date: Frontage (feet): Original Price: **\$425,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1989**  
 Depth / Size (ft.): Bedrooms: **2** Age: **28**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RAM1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,215.52**  
 Approval Req?: Half Baths: **0** For Tax Year: **2016**  
 Exposure: **Southwest** Maint. Fee: **\$373.36** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **014-754-088**  
 Mgmt. Co's Name: **REMAX PROPERTY** Tour:  
 Mgmt. Co's Phone: **604-248-0751**  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Corner Unit, Upper Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Garage Underbuilding** Locker: **Y**  
 Exterior: **Vinyl** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Other** Reno. Year: Units in Development: Total Units in Strata: **72**  
 Rain Screen: R.I. Plumbing: Title to Land: **Freehold Strata**  
 Renovations: R.I. Fireplaces: # of Fireplaces: **1** Property Disc.: **No**  
 Water Supply: **City/Municipal** Fixtures Leased: **No**  
 Fireplace Fuel: **Gas - Natural** Fixtures Rmvd: **No**  
 Fuel/Heating: **Electric** Floor Finish: **Laminate**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**  
 Legal: **PL NWS3066 LT 50 BLK 4N LD 36 SEC 16 RNG 6W**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'6			x			x
Main	Dining Room	10' x 12'6			x			x
Main	Kitchen	8' x 7'6			x			x
Main	Master Bedroom	13' x 12'			x			x
Main	Bedroom	12' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>986</b>	# of Rooms:	<b>5</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:						2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	<b>1</b>	Cats:		Dogs:		3				Pool:
Finished Floor (Total):	<b>986 sq. ft.</b>	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict:	<b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>						5			Door Height:
Grand Total:	<b>986 sq. ft.</b>	Basement:	<b>None</b>						6			
								7				
								8				

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

**Well maintained SW corner unit in convenient central location. Top floor with beautiful open view. 2 bedrooms, 2 bathrooms, 1 parking and 1 locker. In suite laundry. Good size balcony. Newer appliances. Building was rainscreened. Close to Canada Line, Richmond Centre, Minoru Park, Library and pool. Currie Elementary and Palmer Secondary School catchment. Month-to-month rental @ \$1540.**