



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



Active
R2473500
 Board: V
 Apartment/Condo

309 8400 ANDERSON ROAD

Richmond
 Brighthouse
 V6Y 1S6

Residential Attached
\$775,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	Original Price: \$775,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2009
Depth / Size (ft.):	Bedrooms: 2	Age: 11
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: ZLR17
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,354.63
Council Apprv?:	Half Baths: 1	For Tax Year: 2019
Exposure: North	Maint. Fee: \$422.11	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 027-834-107
Mgmt. Co's Name: Riverwest Realty		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-271-0220		
View: :		
Complex / Subdiv: Argentum		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 2 Storey, Penthouse	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Tandem Parking		Locker: N
Exterior: Other			Dist. to School Bus:
Foundation: Concrete Slab			Total Units in Strata: 43
Rain Screen:	Reno. Year:	Dist. to Public Transit:	
Renovations: Partly	R.I. Plumbing:	Units in Development: 43	
Water Supply: City/Municipal	Metered Water:	Title to Land: Freehold Strata	
Fireplace Fuel:	R.I. Fireplaces:	Property Disc.: Yes	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 0	Fixtures Leased: :	
Outdoor Area: Balcony(s), Rooftop Deck		Fixtures Rmvd: :	
Type of Roof: Other		Floor Finish: Laminate, Mixed	

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Sewer**
 Legal: **STRATA LOT 37, BLOCK 4N, PLAN BCS3343, SECTION 9, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Bike Room, Club House, 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	11'10 x 10'			x			x
Main	Bedroom	8'6 x 8'6			x			x
Main	Family Room	16'6 x 11'6			x			x
Main	Walk-In Closet	11'6 x 4'6			x			x
		x			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	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total): 1,206 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,206 sq. ft.				7				
				8				

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

Rarely available 2 level penthouse with over 850 sq.ft. private rooftop patio. Impressive open floor plan with double height ceiling in living and dining rooms. 2 bedrooms, 1.5 bathrooms and 2 balconies on main. Upper level offers a large family room opens to the patio which can be the master bedroom with full bathroom and walk-in closet with organizers. 2014 upgrades include flooring, light fixtures & new paint. 2019 new hot water tank. Amenities include gym, club house and kids playground. Ample guest parking. Central quiet location close to park, transit and shopping. One of a kind.