



Presented by:  
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**Active**  
**R2870500**

Board: V  
Townhouse

**11 7600 BLUNDELL ROAD**

Richmond  
Broadmoor  
V6Y 4E1

Residential Attached

**\$1,690,000** (LP)

(SP)



|  |                             |                                    |
|--|-----------------------------|------------------------------------|
| Sold Date:   | Frontage (feet):            | Original Price: <b>\$1,690,000</b> |
| Meas. Type:  | Frontage (metres):          | Approx. Year Built: <b>1998</b>    |
| Depth / Size (ft.):  | Bedrooms: <b>4</b>          | Age: <b>26</b>                     |
| Lot Area (sq.ft.): <b>0.00</b>   | Bathrooms: <b>3</b>         | Zoning: <b>ZT8</b>                 |
| Flood Plain:   | Full Baths: <b>2</b>        | Gross Taxes: <b>\$4,255.09</b>     |
| Council Apprv?:  | Half Baths: <b>1</b>        | For Tax Year: <b>2023</b>          |
| Exposure:  | Maint. Fee: <b>\$419.36</b> | Tax Inc. Utilities?: <b>No</b>     |
| If new, GST/HST inc?:  |                             | P.I.D.: <b>024-076-350</b>         |
| Mgmt. Co's Name: <b>Citybase Management Ltd.</b>                           |                             | Tour: <b>Virtual Tour URL</b>      |
| Mgmt. Co's Phone: <b>604-708-8998</b>                                      |                             |                                    |
| View: :  |                             |                                    |
| Complex / Subdiv: <b>SUNNYMEDE GARDENS</b>                                 |                             |                                    |
| Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                             |                                    |
| Sewer Type: <b>City/Municipal</b>  |                             |                                    |

|   |                                |  |                                  |
|---|--------------------------------|--|----------------------------------|
| Style of Home: <b>2 Storey</b>          | Total Parking: <b>2</b>        | Covered Parking: <b>2</b>                    | Parking Access: <b>Front</b>     |
| Construction: <b>Frame - Wood</b>       | Parking: <b>Garage; Double</b> |  | Locker: <b>N</b>                 |
| Exterior: <b>Mixed</b>                  |                                |  | Dist. to School Bus:             |
| Foundation: <b>Concrete Slab</b>        |                                |  | Total Units in Strata: <b>41</b> |
| Rain Screen:                            | Reno. Year:                    | Dist. to Public Transit:                     |                                  |
| Renovations:                            | R.I. Plumbing:                 | Units in Development: <b>41</b>              |                                  |
| Water Supply: <b>City/Municipal</b>     | Metered Water:                 | Title to Land: <b>Freehold Strata</b>        |                                  |
| Fireplace Fuel: <b>Gas - Natural</b>    | R.I. Fireplaces:               | Property Disc.: <b>Yes</b>                   |                                  |
| Fuel/Heating: <b>Hot Water, Radiant</b> | # of Fireplaces: <b>1</b>      | Fixtures Leased: :                           |                                  |
| Outdoor Area: <b>Patio(s)</b>           |                                | Fixtures Rmvd: :                             |                                  |
| Type of Roof: <b>Wood</b>               |                                | Floor Finish: <b>Hardwood, Mixed, Carpet</b> |                                  |

Maint Fee Inc: **Garbage Pickup, Gardening, Management**  
 Legal: **STRATA LOT 11, BLOCK 4N, PLAN LMS3145, SECTION 20, 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 1**  
 Amenities: **None**  
 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 | 15'2 x 13'1  |       |      | x          |       |      | x          |
| Main  | Dining Room | 11'8 x 12'2  |       |      | x          |       |      | x          |
| Main  | Kitchen     | 11'4 x 14'2  |       |      | x          |       |      | x          |
| Main  | Family Room | 15'7 x 13'3  |       |      | x          |       |      | x          |
| Above | Primary     | 16'4 x 12'10 |       |      | x          |       |      | x          |
| Above | Bedroom     | 16'9 x 8'9   |       |      | x          |       |      | x          |
| Above | Bedroom     | 15'1 x 8'9   |       |      | x          |       |      | x          |
| Above | Bedroom     | 11'7 x 8'10  |       |      | x          |       |      | x          |
|       |             | x            |       |      | x          |       |      | x          |
|       |             | x            |       |      | x          |       |      | x          |

|  |                                |                         |                       |      |       |             |          |                |
|--|--------------------------------|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): <b>1,031</b>          | # of Rooms: <b>8</b>           | # of Kitchens: <b>1</b> | # of Levels: <b>2</b> | Bath | Floor | # of Pieces | Ensuite? | Outbuildings   |
| Finished Floor (Above): <b>990</b>           | Crawl/Bsmt. Height:            |                         |                       | 1    | Main  | 2           | No       | Barn:          |
| Finished Floor (Below): <b>0</b>             | Restricted Age:                |                         |                       | 2    | Above | 4           | Yes      | Workshop/Shed: |
| Finished Floor (Basement): <b>0</b>          | # of Pets:                     | Cats:                   | Dogs:                 | 3    | Above | 5           | No       | Pool:          |
| Finished Floor (Total): <b>2,021 sq. ft.</b> | # or % of Rentals Allowed:     |                         |                       | 4    |       |             |          | Garage Sz:     |
|  | Bylaws: <b>No Restrictions</b> |                         |                       | 5    |       |             |          | Grg Dr Ht:     |
| Unfinished Floor: <b>0</b>                   |                                |                         |                       | 6    |       |             |          |                |
| Grand Total: <b>2,021 sq. ft.</b>            | Basement: <b>None</b>          |                         |                       | 7    |       |             |          |                |
|  |                                |                         |                       | 8    |       |             |          |                |

Listing Broker(s): **RE/MAX Real Estate Services**

**Well maintained 2 levels side-by-side duplex style townhouse in central Richmond. This unit is located at the QUIET part of the complex away from the traffic. High ceiling foyer and living room. Great family room opens to fenced south facing backyard. Rare 4 bedrooms up. Double attached garage. New washer & dryer. Radiant floor heating. Ferris Elementary & Richmond High school catchment. Do not miss the chance to own this spacious home in move in condition.**