

R2896880
Apartment/Condo

302 8511 ACKROYD ROAD RICHMOND
Brighthouse, V6X 3E7

Residential Attached
\$499,000 (LP)

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	1982
Frontage (ft):	Bathrooms:	1	Age:	42
Lot Area:	Full Baths:	1	Zoning:	RAM1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,083.56
Rear Yard Exp:	Maint. Fee:	322.67	For Tax Year:	2023
View:	No		P.I.D.:	000-662-879

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 281
# of Fireplaces:	1 - Fuel: Electric,None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	Lexington Square
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 267, BLOCK 4N, PLAN NWS1799, SECTION 4, 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:	Bike Room,Elevator,Pool; Indoor,Shared Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Intercom,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Macdonald Realty (Delta), Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'5 x 4'6			
Main	Kitchen	6'8 x 7'8			
Main	Dining Room	7'6 x 11'7			
Main	Walk-In Closet	4'11 x 3'8			
Main	Living Room	11'4 x 13'0			
Main	Bedroom	11'1 x 12'8			
Main	Other	11'11 x 5'9			

Finished Floor (Main):	655 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	655 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	655 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

Look no further!! Centrally located, Lexington Square is just a short walk to Lansdowne Mall, T&T market, Canada Line Skytrain, Trinity Western University, Kwantlen Polytechnic, and more. This move-in ready 655 sq. ft. top-floor corner unit has been completely updated and is situated on the quiet side of the building. It features a private deck with a view of the outdoor pool and courtyard, new stainless steel appliances with an extended warranty, quartz countertops, laminate flooring, porcelain tile, lots of storage, and fresh paint throughout. Don't miss out! Call today because this one won't last long!