R2896880 Apartment/Condo

302 8511 ACKROYD ROAD RICHMOND

Residential Attached

P.I.D.:

Yes

Type

Brighouse, V6X 3E7

Depth/Size (ft): Frontage (ft): Lot Area:

Rear Yard Exp:

Flood Plain:

Bedrooms: 1 Bathrooms: 1 **Full Baths:** 1 Half Baths: 0 Maint. Fee: 322.67

Approx. Year Built: 1982 Age: 42 RAM1 Zoning: **Gross Taxes:** \$1,083.56 For Tax Year: 2023

\$509,785 (LP)

000-662-879

Dimensions

Style of Home:

Corner Unit, Upper Unit

Construction: Exterior:

Frame - Wood Wood

No

Foundation: Rain Screen: Renovations:

of Fireplaces:

Water Supply: City/Municipal Fuel/Heating: Baseboard, Electric **Outdoor Area:** Patio(s) & Deck(s) Type of Roof:

Floor Finish:

1 - Fuel: Electric, None

Torch-On Laminate, Tile

Total: 1 - Covered: 1 Parking:

Covered Parking: Parking Access: Front

Garage Underbuilding Locker:

- Total Units in Strata: 281 Units in Dev:

Distance to: Freehold Strata Title to Land:

Property Disc:

PAD Rental:

Parking:

Fixtures Leased: No Fixtures Rmvd: No

View: Nο

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

Floor

Amenities: Bike Room, Elevator, Pool; Indoor, Shared Laundry, Storage, Wheelchair Access

Central Location, Recreation Nearby, Shopping Nearby Site Influences:

Features: Intercom, Smoke Alarm, Sprinkler - Fire **Bylaw Restric:** Pets Allowed w/Rest., Rentals Allowed

Listing Broker(s): Macdonald Realty (Delta), Macdonald Realty (Delta)

Dimensions Floor Type 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

655 sqft

0 sqft

Of Rooms: 7 **Bathroom Floor** # of Pieces Ensuite? # Of Kitchens: 1 Main 4 Nο # Of Levels:

Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 655 sqft

Finished Floor (Main):

Finished Floor (Above):

Unfinished Floor: 0 sqft **Grand Total:** 655 sqft **Basement:** None

or % of Rentals Allowed:

Crawl/Bsmt Height:

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!