

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	45
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	138*
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,145.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	279.67	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	002-299-844

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>	No	<b>Locker:</b>	No
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	2 - Total Units in Strata: 129
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	COLYVAN PACIFIC - 604-683-8399
<b>Complex / Subdiv:</b>	DOLPHIN PLACE
<b>Services Connected:</b>	Community,Electricity,Sanitary Sewer,Storm Sewer,Unknown
<b>Legal:</b>	STRATA LOT 48, BLOCK 4N, PLAN NWS2095, 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 1
<b>Amenities:</b>	Elevator,Shared Laundry,Storage,Wheelchair Access
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Dishwasher,Refrigerator,Stove
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'			
Main	Dining Room	12' x 8'			
Main	Kitchen	8' x 7'			
Main	Storage	5' x 4'			
Main	Primary Bedroom	13' x 10'			
Main	Foyer	10' x 3'			

<b>Finished Floor (Main):</b>	680 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	680 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	680 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Affordable Freehold Strata and in great shape. Nicely updated and upgraded one bedroom condo in the best location in Richmond. Close to shopping, skytrain, recreation. New kitchen cabinets, new bathroom, new carpet and paint. Secured underground parking spot. Very nice and open view. Just move into this lovely apartment and enjoy. Owner occupied so easy possession or investors can pick their own new tenant at market rents. Offers will be dealt with as they are received. No delay in offer presentation. Call your Realtor if you have an Agency Agreement in place to represent you.