



Presented by:
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Active
R2860625
Board: V
Apartment/Condo

1201 8248 LANSDOWNE ROAD

Richmond
Brighthouse
V6X 1B9

Residential Attached

\$688,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$688,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1995
Frontage(feet): 0.00	Bathrooms: 2	Age: 29
Frontage(metres): 0.00	Full Baths: 2	Zoning: CDT1
Depth / Size (ft.): 0.0	Half Baths: 0	Gross Taxes: \$1,865.62
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 019-146-116	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation Reserv...:		
Services Connctd: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
 Construction: **Concrete**
 Exterior: **Brick**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage Underbuilding**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 136, BLOCK 4N, PLAN LMS1798, 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: **Exercise Centre**

Site Influences:
Features:

Finished Floor (Main): 948	Units in Development: 154	Tot Units in Strata: 0	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-684-6291	
Finished Floor (Below): 0	Maint Fee: \$430.86	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Management, Recreation Facility, Sewer		
Finished Floor (Total): 948 sq. ft.			
Unfinished Floor: 0			
Grand Total: 948 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed	# of Pets:	Cats: Dogs:
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 0	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'9 x 13'6			x	1	Main	4	No
Main	Dining Room	8' x 13'6			x	2	Main	4	Yes
Main	Bedroom	12'1 x 9'8			x	3			
Main	Primary Bedroom	12' x 10'1			x	4			
					x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Grand Central Realty**

Unbeatable price. Central Location! New Paint, New floor, New Stove, New Fridge, New Dishwasher. Good layout. Bright and Spacious 2 Bedrooms and 2 Bathrooms unit in Richmond Tower. Fabulous view, south east facing. Great Central location, sits in the heart of Richmond town centre. Just steps to Lansdowne Shopping mall, Skytrain Station and Kwantlen College. Rental allowed, Quick Possession OK! Move-in condition. All measurement approximated, Buyer to verify. Across from Lansdowne Mall. Open Sat March 23& Sun March 24 2-4 or by appt. Two parking and 1 Locker.