



Presented by:

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Sold
R2566389
Board: V
Apartment/Condo

1506 8238 SABA ROAD

Richmond
Brighthouse
V6Y 4C7

Residential Attached

\$999,000 (LP)

\$995,000 (SP)



Sold Date: 9/3/2021	If new, GST/HST inc?:	Original Price: \$1,099,999
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 3	Age: 24
Frontage(metres):	Full Baths: 3	Zoning: CDT1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,268.75
Sq. Footage: 0.00		For Tax Year: 2020
Flood Plain: Yes	P.I.D.: 023-912-987	Tax Inc. Utilities?: No
View: Yes : City and Mountain		Tour: Virtual Tour URL
Complex / Subdiv: Chancellor 1		
Services Connctd: Electricity, Sanitary Sewer, Water		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Substantially Rebuilt**
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year: **2021**
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate**

Legal: **STRATA LOT 78, BLOCK 4N, PLAN LMS2970, 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**

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Sauna/Steam Room**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings**

Finished Floor (Main): **1,698**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,698 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,698 sq. ft.**

Units in Development: **171**
Exposure: **Northeast**
Mgmt. Co's Name: **AA Property Management**
Maint Fee: **\$718.05**
Maint Fee Includes: **Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **171** Locker: **Yes**
Storeys in Building: **17**
Mgmt. Co's #: **604-207-2002**
Council/Park Apprv?: **No**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **1** Cats: Dogs:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'4 x 14'2	Main	Walk-In Closet	9'1 x 4'11	1	Main	5	Yes
Main	Dining Room	13'9 x 11'4			x	2	Main	5	Yes
Main	Kitchen	12'1 x 10'9			x	3	Main	4	No
Main	Family Room	12'0 x 14'2			x	4			
Main	Master Bedroom	16'6 x 11'10			x	5			
Main	Bedroom	10'9 x 14'2			x	6			
Main	Bedroom	8'9 x 12'9			x	7			
Main	Den	7'0 x 7'9			x	8			

Listing Broker(s): **Magsen Realty Inc.**

Still available. Seller spent \$70K Renovation done in March, 2021. Move In Condition. Tasteful concept. Fantastic view. Hugh master bedroom. 2nd bedroom has ensuite bathroom. Family room next to kitchen. Den can be extra storage. 2 side by side parking stalls No. 39 & 50 (2/fl near elevator) and big locker No. 17 (3/fl Rm 9) Amenities: Exercise room, Sauna room and shower room. (5/fl) Rental Restriction: 48 (rented units 41) No short term rental allowed. One pet only. Close to Sky Train, Public Market, Restaurants, and Schools - Richmond Secondary, William Cook Elementary. Easy to show. Showing by appointment ONLY. Must see. Virtual tour link: <https://my.matterport.com/show/?m=zR9dZxvkcj?> Video: <https://youtu.be/nEDQhrzDH0k?> Open House: August 28 Sat from 2:30 to 3:30 pm