Presented by:
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Richmond, McLennan North | **MLS# V777190** | Residential Attached

 # 819 9171 FERNDALE RD, V6Y 0A5 | **Active**

List Price:	**$379,900**	Previous Price:			
Subdiv/Complex:					
Frontage:		Approx Yr Blt:	**2008**	PID:	**027-686-191**
Depth/Size:		Age at List Date	**1**	Type:	**Apartment Unit**
Lot SqFt:	**0**	Bedrooms:	**2**	Zoning:	**STRATA**
Exposure:	**S**	Bathrooms:	**2**	Taxes:	**$1,392 (2009)**
Stories in Bldg:		Full Baths:	**2**	Gst Incl:	
Flood Plain:		Half Baths:	**0**	Apprvl Reqd:	
Meas. Type:		Tax Incl Utilities:	**No**		
Fixtures Lsd:					
Fixt Removed:					
View:					

Style of Home:	**Inside Unit, Upper Unit**			Total Parking:	**1**
Construction:	**Concrete**			Parking Stall #:	**171**
Foundation:	**Concrete Perimeter**			Parking Access:	
Exterior:	**Concrete**			Parking Facilities:	**Garage Underbuilding**
Rain Screen:		R/I Plumbing:			
Type of Roof:	**Tar & Gravel**			Dist to Public Trans:	
Renovations:		Reno Year:		Units in Development:	
Flooring:				Locker:	**No**
Water Supply:	**City/Municipal**			Possession:	
Heat/Fuel:	**Electric**			Title to Land:	**Freehold Strata**
No. of Fireplaces:	**0**	R/I Fireplaces:		Seller's Interest:	**Registered Owner**
Fireplace Fuel:				Mortgage Info:	**$0**
Outdoor Area:	**Balcony(s)**				
				Property Disclosure:	**Y**
Mngmt Co:	**RANCHO MGMT**			Bylaw Restrictions:	**Pets Allowed w/Rest., Rentals Allowed**
Mngmt Ph:	**604-684-4508**	Maint Fee:	**$185.00**		

Covered Parking:	**1**		
Parking Stall Owned:			
Dist to School/Bus:			
Total Units in Strata:			
Locker #:			

Maint Charge Incl: **Hot Water, Garbage Pickup, Management, Recreation Facility, Gardening**

Legal: **PL BCS3157 LT 84 BLK 4N LD 36 SEC 10 RNG 6W**
Amenities: **None**
Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings**

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	**Living Room**	**11' X 10'9**						
Main F.	**Kitchen**	**8' X 8'**						
Main F.	**Dining**	**10' X 6'**						
Main F.	**Master Bedroom**	**12' X 9'5**						
Main F.	**Bedroom**	**11' X 8'5**						

Floor Area (SqFt):

Finished Floor Area Main:	**852**	Total # Rooms:	**5**	**Bathrooms:**	
Finished Floor Area Up:	**0**	Finished Levels:	**1**	1	**4 Piece; Ensuite: Y; Level: Main F.**
Finished Floor Area Down:	**0**	Basement Area:	**None**	2	**4 Piece; Ensuite: N; Level: Main F.**
Finished Floor Area Bsmt:	**0**			3	**; Ensuite: N**
Total Finished Floor Area:	**852**	Bsmt Height:		4	
		Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	**0**	# or % Rentals:		7	
Grand Total Floor Area:	**852**			8	

Listing Broker(s): **(1) RE/MAX Westcoast**

2 bed 2 bath Sunny South facing few months New CONCRETE highrise in the heart of Richmond. Close to everything. Well priced.