Presented by:
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Richmond, Broadmoor | **MLS# V780928** | Residential Attached

 # 4 8693 NO 3 RD, V6Y 2E6 | **Active**

List Price:	**$595,000**	Previous Price:			
Subdiv/Complex:					
Frontage:		Approx Yr Blt:	**1996**	PID:	**023-199-369**
Depth/Size:		Age at List Date	**13**	Type:	**Townhouse**
Lot SqFt:	**0**	Bedrooms:	**3**	Zoning:	**STRATA**
Exposure:		Bathrooms:	**3**	Taxes:	**$2,194 (2009)**
Stories in Bldg:		Full Baths:	**2**	Gst Incl:	
Flood Plain:		Half Baths:	**1**	Apprvl Reqd:	
Meas. Type:		Tax Incl Utilities:	**No**		
Fixtures Lsd:					
Fixt Removed:					
View:					

Style of Home:	**2 Storey**			Total Parking:	**2**	Covered Parking:	**2**
Construction:	**Frame - Wood**			Parking Stall #:		Parking Stall Owned:	
Foundation:	**Concrete Perimeter**			Parking Access:	**Front**		
Exterior:	**Stucco**			Parking Facilities:	**Garage; Double**		
Rain Screen:		R/I Plumbing:					
Type of Roof:	**Tile - Concrete**			Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Reno Year:		Units in Development:	**16**	Total Units in Strata:	**16**
Flooring:	**Tile, Wall/Wall/Mixed**			Locker:		Locker #:	
Water Supply:	**City/Municipal**			Possession:			
Heat/Fuel:	**Hot Water, Radiant**			Title to Land:	**Freehold Strata**		
No. of Fireplaces:	**2**	R/I Fireplaces:		Seller's Interest:	**Registered Owner**		
Fireplace Fuel:	**Gas - Natural**			Mortgage Info:	**$0**		
Outdoor Area:	**Patio(s)**						
				Property Disclosure:	**Y**		
Mngmt Co:	**CENTURY 21**			Bylaw Restrictions:	**Pets Allowed w/Rest., Rentals Allowed w/Restrictions**		
Mngmt Ph:	**604-273-1745**	Maint Fee:	**$194.00**				

Maint Charge Incl: **Gardening, Management**

Legal: **PL LMS2137 LT 4 BLK 4N LD 36 SEC 20 RNG 6W**
Amenities: **In Suite Laundry**
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**	**11'3 X 11'**						
Main F.	**Kitchen**	**10' X 9'**						
Main F.	**Dining**	**11'3 X 8'**						
Main F.	**Family Room**	**13' X 9'**						
Main F.	**Eating Area**	**13' X 9'**						
Main F.	**Laundry**	**9' X 6'**						
Above	**Master Bedroom**	**17' X 11'**						
Above	**Bedroom**	**16' X 12'**						
Above	**Bedroom**	**15' X 9'**						

Floor Area (SqFt):				**Bathrooms:**	
Finished Floor Area Main:	**923**	Total # Rooms:	**9**	1	**5 Piece; Ensuite: Y; Level: Above**
Finished Floor Area Up:	**1,028**	Finished Levels:	**2**	2	**4 Piece; Ensuite: N; Level: Above**
Finished Floor Area Down:	**0**	Basement Area:	**None**	3	**2 Piece; Ensuite: N; Level: Main F.**
Finished Floor Area Bsmt:	**0**	Bsmt Height:		4	**; Ensuite: N**
Total Finished Floor Area:	**1,951**	Restricted Age:		5	**; Ensuite: N**
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	**0**	# or % Rentals:		7	
Grand Total Floor Area:	**1,951**			8	

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

House-Like oversized townhome by Goertzen! 1951 SF end unit with Radiant Hot water heat throughout, granite counters, tile roof, 2 gas fireplaces, 3 huge bedrooms, living, dining and extra family room. 9ft ceilings on main, fenced large backyard, double side by side garage. Unit in A1 condition, bright & spotless. All this located on a super convenient location at Central Richmond, minutes walk to schools, traffic & shopping. Superior quality.