

Presented by:
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Richmond, Brighthouse Residential Attached
MLS# V781471 **Active**
602 7555 ALDERBRIDGE WY, V6X 4L3



List Price:	\$309,000	Previous Price:	
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	2007
Depth/Size:		Age at List Date:	2
Lot SqFt:	0	Bedrooms:	1
Exposure:	W	Bathrooms:	1
Stories in Bldg:		Full Baths:	1
Flood Plain:		Half Baths:	0
Meas. Type:		Tax Incl Utilities:	No
Fixtures Lsd:			
Fixt Removed:			
View:	Y - CITY		
		PID:	027-193-110
		Type:	Apartment Unit
		Zoning:	STRATA
		Taxes:	\$1,435 (2009)
		Gst Incl:	
		Apprvl Reqd:	

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Stall #:	225	Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Front, Side		
Exterior:	Mixed, Concrete	Parking Facilities:	Garage Underbuilding		
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Reno Year:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:		Locker #:	
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	CROSBY	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-683-8900	Maint Fee:	\$162.98		

Maint Charge Incl: **Gardening, Gas, Hot Water, Management**

Legal: **PL BCS2497 LT 15 BLK 4N LD 36 SEC 5 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	12'9 X 11'6						
Main F.	Kitchen	8'3 X 8'						
Main F.	Dining	11'6 X 8'8						
Main F.	Master Bedroom	11'9 X 10'						
Main F.	Den	7'10 X 6'4						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms:	
Finished Floor Area Main:	662	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	; Ensuite: N
Finished Floor Area Down:	0			3	; Ensuite: N
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	662	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	662			8	

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

Bed & large DEN, EAST facing 2 yr New Concrete hi-rise w/city view. Covered balcony. Walk to skytrain & Olympic ice rink, airport & bridge to Vancouver. 2-5-10 New Home Warranty.