

Presented by:

Grace Cruz

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Locker: No

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Active 14 7388 RAILWAY AVENUE Residential Attached R3016737 Richmond \$1,298,000 (LP) Board: V Granville (SP) M Townhouse V7C 3J9



If new,GST/HST inc?: Sold Date: Original Price: \$1,298,000 Meas. Type: **Feet** Bedrooms: 3 Approx. Year Built: 2019 Bathrooms: 3 Frontage(feet): Age: 2 Full Baths: Frontage(metres): RTL4 Zoning: Half Baths: Depth / Size (ft.): Gross Taxes: \$4,290.42 Sq. Footage: 0.00 For Tax Year: 2024

Flood Plain: P.I.D.: **030-332-788** Tax Inc. Utilities?: No Tour: Virtual Tour URL View: Yes: Greenway

Complex / Subdiv: First Nation Reserv..

Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer Sewer Type: City/Municipal Water Supply: City/Municipal

Style of Home: 2 Storey, Corner Unit Frame - Wood Construction: Exterior: Stone, Stucco

Concrete Perimeter Foundation:

Renovations: Reno. Year: # of Fireplaces: 0 R.I. Fireplaces: 0 Rain Screen: Fireplace Fuel: Metered Water:

Fuel/Heating: Electric, Radiant

Outdoor Area: Patio(s) Type of Roof: **Asphalt**

Total Parking: 2 Covered Parking: 2 Parking Access: Side

Parking: Garage; Double, Visitor Parking

Dist. to Public Transit: NEAR Dist. to School Bus: NEAR

Title to Land: Freehold Strata

Property Disc.: Yes Fixtures Leased: No:

Fixtures Rmvd: No: R.I. Plumbing:

Floor Finish: Laminate, Tile

Legal: STRATA LOT 14, BLOCK 4N, PLAN EPS4533, DISTRICT LOT 13, RANGE 7W, 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 V

Amenities: Air Cond./Central, In Suite Laundry, Playground

Site Influences: Central Location, Greenbelt, Paved Road, Recreation Nearby, Shopping Nearby

Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Microwave, Security System, Smoke Features:

Alarm, Sprinkler - Fire

Finished Floor (Main): Units in Development: Tot Units in Strata: 512 14 Finished Floor (Above): Exposure: West Storeys in Building: 958 2 Finished Floor (AbvMain2): 0 Mgmt. Co's Name: Citybase Mgt Ltd. Mgmt. Co's #: 604-708-8998 Finished Floor (Below): 0 Council/Park Apprv?: No Maint Fee: \$414.57

Finished Floor (Basement): Maint Fee Includes: Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water

1,470 sq. ft. Finished Floor (Total): Unfinished Floor: 0

1,470 sq. ft. Grand Total: Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns

Restricted Age: Cats: Yes Dogs: Yes Suite: None # or % of Rentals Allowed:

Basement: None Short Term(<1yr)Rnt/Lse Alwd?: No Crawl/Bsmt. Ht: # of Levels: 2

# of Kitchens: 1	# of Rooms:	10	SHOLL	Terrir Lise-Details.							
Floor	Туре	Dimensions	;	Floor	Туре	Dimensions	Bath	Floor	# of Pieces	Ensuite?	
Main	Living Room	13'4 x 12		Above	Den	6'11 x 11'3	1	Main	2	No	
Main	Dining Room	13'1 x 7'5	5	Main	Storage	8'4 x 2'1	2	Above	4	Yes	
Main	Kitchen	8'8 x 10	'4		_	x	3	Above	4	No	
Main	Foyer	4'5 x 6'1	LO			x	4				
Above	Primary Bedroom 1	5'10 x 14	'3			x	5				
Above	Walk-In Closet	5' x 8'7	7			x	6				
Above	Bedroom	12'2 x 10	·			x	7				
Above	Bedroom	12'7 x 10	'8			x	8				

Listing Broker(s): Homeland Realty

REA Full Public

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Prime location in West Richmond. Step outside your door onto the tree-lined Railway Greenway perfect for strolls, biking & dog walks. Easy and convenient transit to City Centre, Brighouse SkyTrain & charming Steveston Village. Top-tier Burnett Secondary, McKay Elementary, Thompson Community Centre and Railway Bike Park - all within a short walk down Railway Avenue. This spacious West-facing CORNER UNIT is bathed in glorious light and thoughtfully designed for modern living. Featuring 3BR+Den which can easily transform into to a 4th bedroom, home office, study or playroom. Enjoy year-round comfort with AC, HRV and radiant in-floor heat. Quartz counters, top-end S/S Bosch appliance package, two side-by-side secured parking garage. Come! Your next home awaits. Open House Jun 21 & 22, 2-4pm.