



Presented by:  
**Grace Cruz**

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**Active**  
**R3152168**  
Board: V  
Apartment/Condo

**1505 5811 NO. 3 ROAD**

Richmond  
Brighthouse  
V6X 4L7

Residential Attached

**\$838,000** (LP)

(SP)



|                                                          |                                     |                                        |
|----------------------------------------------------------|-------------------------------------|----------------------------------------|
| Sold Date:                                               | If new, GST/HST inc?:               | Original Price: <b>\$838,000</b>       |
| Meas. Type: <b>Feet</b>                                  | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2007</b>        |
| Frontage(feet):                                          | Bathrooms: <b>2</b>                 | Age: <b>19</b>                         |
| Frontage(metres):                                        | Full Baths: <b>2</b>                | Zoning: <b>CDT1</b>                    |
| Depth / Size (ft.):                                      | Half Baths: <b>0</b>                | Gross Taxes: <b>\$3,155.40</b>         |
| Sq. Footage: <b>0.00</b>                                 |                                     | For Tax Year: <b>2025</b>              |
| Flood Plain:                                             | P.I.D.: <b>027-010-562</b>          | Tax Inc. Utilities?: <b>No</b>         |
| View: <b>Yes : City &amp; Mountain</b>                   |                                     | Tour: <a href="#">Virtual Tour URL</a> |
| Complex / Subdiv:                                        |                                     |                                        |
| First Nation Reserv...                                   |                                     |                                        |
| Services Connctd: <b>Electricity, Natural Gas, Water</b> |                                     |                                        |
| Sewer Type: <b>City/Municipal</b>                        | Water Supply: <b>City/Municipal</b> |                                        |

Style of Home: **Corner Unit**  
Construction: **Concrete**  
Exterior: **Concrete, Glass**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other, Tile - Concrete**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground, Visitor Parking**  
Dist. to Public Transit: **Front of Bldg** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 144, BLOCK 4N, PLAN BCS2252, SECTION 5, 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 V**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Concierge**  
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

|                                              |                                                                                                                |                                   |                                   |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------|
| Finished Floor (Main): <b>1,254</b>          | Units in Development: <b>183</b>                                                                               | Tot Units in Strata: <b>16</b>    | Locker: <b>Yes</b>                |
| Finished Floor (Above): <b>0</b>             | Exposure: <b>Northeast</b>                                                                                     | Stores in Building: <b>16</b>     |                                   |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name: <b>First Service Residential</b>                                                              | Mgmt. Co's #: <b>604-683-8900</b> |                                   |
| Finished Floor (Below): <b>0</b>             | Maint Fee: <b>\$614.53</b>                                                                                     | Council/Park Apprv?:              |                                   |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal</b> |                                   |                                   |
| Finished Floor (Total): <b>1,254 sq. ft.</b> | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>                                    |                                   |                                   |
| Unfinished Floor: <b>0</b>                   | Restricted Age:                                                                                                | # of Pets: <b>1</b>               | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Grand Total: <b>1,254 sq. ft.</b>            | # or % of Rentals Allowed:                                                                                     |                                   |                                   |
| Suite: <b>None</b>                           | Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>                                                                       |                                   |                                   |
| Basement: <b>None</b>                        | Short Term Lse-Details:                                                                                        |                                   |                                   |
| Crawl/Bsmt. Ht:                              |                                                                                                                |                                   |                                   |
| # of Kitchens: <b>1</b>                      |                                                                                                                |                                   |                                   |
| # of Levels: <b>1</b>                        |                                                                                                                |                                   |                                   |
| # of Rooms: <b>7</b>                         |                                                                                                                |                                   |                                   |

| Floor | Type            | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 10'8 x 10'6  |       |      | x          | 1    | Main  | 5           | Yes      |
| Main  | Kitchen         | 9' x 8'9     |       |      | x          | 2    | Main  | 3           | No       |
| Main  | Dining Room     | 16'2 x 10'11 |       |      | x          | 3    |       |             |          |
| Main  | Primary Bedroom | 12'4 x 10'11 |       |      | x          | 4    |       |             |          |
| Main  | Bedroom         | 11'11 x 11'6 |       |      | x          | 5    |       |             |          |
| Main  | Den             | 11'3 x 8'9   |       |      | x          | 6    |       |             |          |
| Main  | Laundry         | 8'7 x 4'10   |       |      | x          | 7    |       |             |          |
|       |                 | x            |       |      | x          | 8    |       |             |          |

Listing Broker(s): **Homeland Realty**

**Welcome to Acqua by Bosa - urban living at its best in central Richmond. This bright, spacious 1,254 SF home features 2 bedrooms plus a versatile den, perfect as a third bedroom, office, or creative space, 2 full bathrooms, parking and storage. Perched on the 15th floor, the home has 2 balconies and enjoys beautiful NE light and impressive city and mountain views. Inside, you'll find generous rooms, expansive windows, and a spotless, move in ready interior. Acqua offers a full suite of amenities: concierge service, outdoor pool, sauna, gym, party room, and serene garden areas. Everything you need is just steps away-Richmond Centre, Lansdowne, SkyTrain, restaurants, shops, and KPU. A rare combination of space, convenience, and comfort. Make Acqua your next home. Open House Aug 8, 2-4pm**