



Presented by:  
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**Active**  
**R2610665**  
 Board: V  
 Apartment/Condo

**113 7500 ABERCROMBIE DRIVE**  
 Richmond  
 Brighthouse South  
 V6Y 3J9

Residential Attached  
**\$599,999** (LP)   
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$599,999**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1989**  
 Frontage(feet): Bathrooms: **2** Age: **32**  
 Frontage(metres): Full Baths: **2** Zoning: **RAM1**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,662.52**  
 Sq. Footage: **0.00** For Tax Year: **2020**  
 Flood Plain: P.I.D.: **011-400-765** Tax Inc. Utilities?: **No**  
 View: : Tour:  
 Complex / Subdiv: **WINDGATE COURT**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Ground Level Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations: **Partly**  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year: **2021**  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **2** Covered Parking: Parking Access:  
 Parking: **Garage; Underground**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 67, BLOCK 4N, PLAN NWS2320, SECTION 17, 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 1**

Amenities: **Elevator, Garden, In Suite Laundry**

Site Influences: **Central Location, Private Setting, Recreation Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>1,292</b>	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$400.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Gardening, Gas, Hot Water, Management</b>		
Finished Floor (Total): <b>1,292 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,292 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>		
Suite:	Restricted Age:	# of Pets: <b>1</b>	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'2 x 19'			x	1	Main	4	Yes
Main	Dining Room	10' x 10'			x	2	Main	4	No
Main	Kitchen	12'1 x 10'6			x	3			
Main	Master Bedroom	12'1 x 16'8			x	4			
Main	Bedroom	10'11 x 10'11			x	5			
Main	Laundry	5' x 7'4			x	6			
		x			x	7			
		x			x	8			

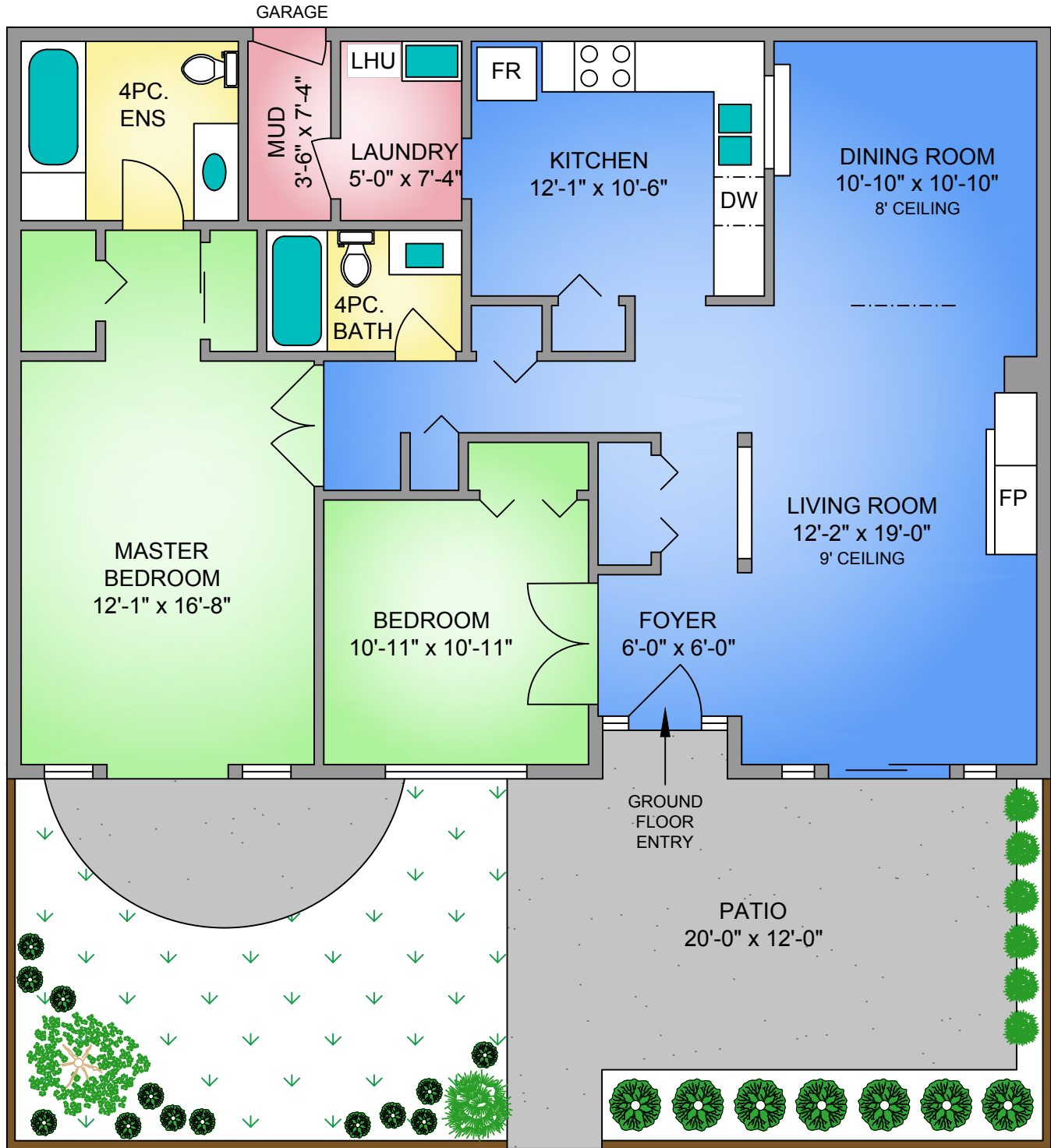
Listing Broker(s): **RE/MAX Crest Realty**

**Spacious 2 bedroom + 2 bathroom unit with high ceilings and an amazing private, outdoor patio. Partly renovated in 2021. Comes with 2 parking stalls and 1 storage locker. Central location with recreation nearby. Book an appointment now to view! Open house Sunday, August 22nd 2pm-4pm by appointment only.**

113-7500 ABERCROMBIE DRIVE

1292 SQ. FT.

8' TO 9' CEILING HEIGHT



422-5835 HAMPTON PLACE AVENUE  
 AUGUST 16, 2021  
 PREPARED FOR THE EXCLUSIVE USE OF MUZDA STENNER.  
 PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)	
		FINISHED	DECK / PATIO
MAIN	1292	1292	252
TOTAL	1292	1292	252