



Presented by:

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Stilhavn Real Estate Services

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REAL ESTATE SERVICES**Active****R2854194**

Board: V

Apartment/Condo

**104 8511 WESTMINSTER HIGHWAY**

Richmond

Brighthouse

V6X 3H7

Residential Attached

**\$529,000** (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv: **WESTHAMPTON PLACE**

First Nation

Services Connctd: **Electricity, Water**Sewer Type: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **2**Bathrooms: **2**Full Baths: **2**Half Baths: **0**P.I.D.: **000-756-083**Original Price: **\$529,000**Approx. Year Built: **1984**Age: **40**Zoning: **RAM1**Gross Taxes: **\$1,580.09**For Tax Year: **2023**

Tax Inc. Utilities?:

Tour:

Style of Home: **Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile**Legal: **STRATA LOT 36, BLOCK 4N, PLAN NWS2184, SECTION 4, 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, In Suite Laundry**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**Finished Floor (Main): **990**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **990 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **990 sq. ft.**Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **7**Units in Development: **138**  
Exposure: **South**  
Mgmt. Co's Name: **FIRSTSERVICE**  
Maint Fee: **\$583.26**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Heat, Hot Water, Management**Tot Units in Strata: **138** Locker: **Yes**  
Storeys in Building: **3**  
Mgmt. Co's #: **604-683-8900**  
Council/Park Apprv?:Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

| Floor | Type            | Dimensions   |
|-------|-----------------|--------------|
| Main  | Living Room     | 12'8 x 11'11 |
| Main  | Dining Room     | 11'11 x 6'11 |
| Main  | Kitchen         | 10'5 x 7'6   |
| Main  | Primary Bedroom | 16'3 x 12'4  |
| Main  | Bedroom         | 11'11 x 10'5 |
| Main  | Laundry         | 7'10 x 4'8   |
| Main  | Storage         | 4'5 x 4'2    |

| Floor | Type | Dimensions |
|-------|------|------------|
|       |      | x          |
|       |      | x          |
|       |      | x          |
|       |      | x          |
|       |      | x          |
|       |      | x          |
|       |      | x          |
|       |      | x          |

| Bath | Floor | # of Pieces | Ensuite? |
|------|-------|-------------|----------|
| 1    | Main  | 4           | Yes      |
| 2    | Main  | 4           | No       |
| 3    |       |             |          |
| 4    |       |             |          |
| 5    |       |             |          |
| 6    |       |             |          |
| 7    |       |             |          |
| 8    |       |             |          |

Listing Broker(s): **Stilhavn Real Estate Services****Stilhavn Real Estate Services****Big and bright, 990 sqft, 2 bedroom, 2 full bathroom home at Westhampton Court. This very affordable suite will easily fit all of your things with its generously sized living spaces and full laundry room plus your own private storage room right off your sunny balcony. Very central location just steps to Canada Line, T & T Supermarket, Lansdowne Mall, restaurants and shopping. Perfect for an investor or first time home buyer. Heat and hot water included in strata fees. Small pets and rentals ok. 1 covered parking included. Easy to show. Open House: Sat, Mar 2, 2-4**