

# Features: 10 - 7711 Minoru Boulevard

## Exterior Building Features:

- 2017: replaced gutters and downspouts, and installed leaf guards
- 2015: replaced all balconies with new railings
- 2005: replaced fence
- 2000: replaced roof with 30 year asphalt roof
- Vinyl siding: Units 7 to 11, replaced along with roofs in 2020, with insurance claim
- Aluminum windows

## Street Entrance Level:

- Tile Entrance hall
- Flex Room: Ideal guest bedroom/family room/work shop opens to south facing sundeck and partially fenced rear yard. With strata council approval option to fence and gate
- Laundry Room Closet: 2016 Maytag washer and steam dryer, sink. Water shut off valve
- Single attached garage

## Main Floor:

- Living Room: wood fireplace, regularly serviced, flue currently closed for summer
- Kitchen: 2008 maple kitchen, granite counter tops. GE fridge, Kenmore stove, Kenmore dishwasher, food disposal. Wall to wall pantry with nook, opens to sunny south rear sundeck, over looks fenced yard below
- Powder Room: 2 piece

## Upper Floor:

Master Bedroom: mirrored closet doors  
2 Secondary Bedrooms  
Cheater Ensuite: double sinks, tub/shower

## Mechanics Of Home:

- 2020: fibre optics upgraded by telus
- 2017: electric hot water tank
- Electric baseboard heat
- Built in vacuum
- Hardwired for alarm

## Monthly Maintenance Fee: \$410.00

(management, amenities, garbage, gardening, water, sewer)

**Contingency Fund:** \$24,489.17 plus \$25,000 in GIC's (June 16, 2021)

**Gross Taxes 2020:** \$2,113.96

**Units in Complex:** 14

- self managed complex

**Mailbox:** #11

**Restrictions:** Please confirm by reading Bylaws, Rules and Regulations.

**Pets:** 2 pets

**Ages:** All ages

**Rentals:** 2 strata lots can be rented at any given time

**Barbeques:** propane

**Main Floor:** 562 sq. ft.

**Upper Floor:** 549 sq. ft.

**Lower Floor:** 349 sq. ft.

**Totals Floor Area:** 1,460 sq. ft.

**Single Garage:** 18'6 x 11'0 (fits mid size truck)

**8 Guest Parking Spots:** first come first serve basis, including residents

## Neighborhood Schools:

Ferris Elementary: 7520 Sunnymede Crescent

Richmond Secondary: 7171 Minoru Boulevard

## French Immersion:

Gilmore Elementary: 8380 Elsmore Road

Whiteside Elementary: 9282 Williams Road

McRoberts Secondary: 8980 Williams Road

**Disclaimer:** Although information, marketing materials and measurements, including square footage taken from strata plan, are not to be relied upon. Buyer to verify if important, prior to subject removal.



Presented by:

# Cindy Walker

Homelife Benchmark Realty Corp. (White Rock)  
Contc: 604-889-5004  
www.WalkerRealEstate.ca  
info@walkerrealestate.ca



**Active**  
**R2594463**

Board: V  
Townhouse

## 10 7711 MINORU BOULEVARD

Richmond  
Brighthouse South  
V6Y 3R8

Residential Attached

**\$769,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$769,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>1988</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>33</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>MF</b>
Flood Plain: <b>Yes</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$2,113.96</b>
Council Apprv?: <b>No</b>	Half Baths: <b>1</b>	For Tax Year: <b>2020</b>
Exposure: <b>South</b>	Maint. Fee: <b>\$410.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>007-966-661</b>
Mgmt. Co's Name: <b>Self Managed</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:		
View: <b>Yes: South Rear Yard</b>		
Complex / Subdiv: <b>Oak Tree Lane/Central Richmond</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>2 Storey w/Bsmt., 3 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Garage; Single</b>		
Exterior: <b>Vinyl</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year: <b>2008</b>	Dist. to Public Transit: <b>Nearby</b>	Dist. to School Bus: <b>Nearby</b>
Rain Screen:	R.I. Plumbing: <b>No</b>	Units in Development: <b>14</b>	Total Units in Strata: <b>14</b>
Renovations: <b>Partly</b>		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Wood</b>	R.I. Fireplaces: <b>0</b>	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b>		Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b>	
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Sewer**  
 Legal: **STRATA LOT 10 SECTION 17 BLOCK 4 NORTH RANGE 6 NEW WESTMINSTER DISTRICT STRATA PLAN NW2595 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **None**

Site Influences: **Central Location, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 9'10			x			x
Main	Dining Room	10'9 x 9'			x			x
Main	Kitchen	17'9 x 10'			x			x
Main	Pantry	6' x 1'6			x			x
Above	Master Bedroom	15'6 x 9'9			x			x
Above	Bedroom	10'3 x 8'8			x			x
Above	Bedroom	10'3 x 8'8			x			x
Below	Recreation	14' x 10'			x			x
Below	Laundry	10' x 3'			x			x
		x			x			x

Finished Floor (Main): <b>562</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>549</b>	Crawl/Bsmt. Height: <b>8'</b>			1	Main	2	No	Barn:
Finished Floor (Below): <b>349</b>	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3			No	Pool:
Finished Floor (Total): <b>1,460 sq. ft.</b>	# or % of Rentals Allowed: <b>2</b>			4			No	Garage Sz: <b>18'6x11</b>
	Bylaws: <b>Pets Allowed, Rentals Allwd w/Restrctns</b>			5			No	Grg Dr Ht:
Unfinished Floor: <b>0</b>				6			No	
Grand Total: <b>1,460 sq. ft.</b>	Basement: <b>Full</b>			7			No	
				8			No	

Listing Broker(s): **Homelife Benchmark Realty Corp. (White Rock)** **Homelife Benchmark Realty Corp. (White Rock)**

**Oak Tree Lane. Well maintained 3 level 1460 sq. ft. townhome, located beside end unit and at back of quiet 14 unit complex. Single garage. Tile entrance, recreation room/4th bedroom, and laundry open to south facing rear yard(option to fence). Main floor living/dining room with wood fireplace, two piece powder, updated maple kitchen/granite counters, and breakfast nook with pantry opening onto sunny south sundeck. Upper level 3 bedrooms & 5 piece cheater ensuite, with double sinks. Updated asphalt roofs and easy care vinyl siding. 8 visitor parking spots, first come first serve, including residents. 2 rentals, 2 pets, families & propane barbeques welcome. Walk to schools, Richmond Center, shopping, sky train and buses.**