

Presented by:
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Active
R2995860
Board: V
Apartment/Condo

1110 6651 MINORU BOULEVARD

Richmond
Brighouse
V6Y 1Z2

Residential Attached
$575,900 (LP)
(SP)



Sold Date:		Frontage (feet):	
Meas. Type:		Frontage (metres):	
Depth / Size (ft.):		Bedrooms:	**2**
Lot Area (sq.ft.):	**0.00**	Bathrooms:	**2**
Flood Plain:		Full Baths:	**2**
Council Apprv?:	**No**	Half Baths:	**0**
Exposure:		Maint. Fee:	**$595.00**
If new, GST/HST inc?:	**No**		
Mgmt. Co's Name:	**Dwell Property Management**		
Mgmt. Co's Phone:	**604-821-2999**		
View:	**Yes: Southeast View**		
Complex / Subdiv:	**Park Towers**		
Services Connected:	**Electricity, Sanitary Sewer, Storm Sewer, Water**		
Sewer Type:	**City/Municipal**		

Original Price:	**$575,900**
Approx. Year Built:	**1974**
Age:	**51**
Zoning:	**001***
Gross Taxes:	**$1,641.99**
For Tax Year:	**2024**
Tax Inc. Utilities?:	**No**
P.I.D.:	**001-200-186**
Tour:	**Virtual Tour URL**

WATCH THE REAL-TIME WALK-THROUGH VIDEO AT WWW.CALLMARIO.CA

Style of Home:	**1 Storey**		
Construction:	**Brick, Concrete, Concrete Frame**		
Exterior:	**Brick, Concrete, Glass**		
Foundation:	**Concrete Block, Concrete Perimeter**	Reno. Year:	
Rain Screen:		R.I. Plumbing:	
Renovations:			
Water Supply:	**City/Municipal**	Metered Water:	
Fireplace Fuel:	**None**	R.I. Fireplaces:	
Fuel/Heating:	**Baseboard, Hot Water**	# of Fireplaces:	**0**
Outdoor Area:	**Balcony(s)**		
Type of Roof:	**Tar & Gravel**		

Total Parking:	**1**	Covered Parking: **1**	Parking Access: **Side**
Parking:	**Garage Underbuilding, Visitor Parking**		
			Locker: **Y**
Dist. to Public Transit:	**Half block**		Dist. to School Bus: **Half block**
Units in Development:	**172**		Total Units in Strata: **172**
Title to Land:	**Freehold Strata**		
Property Disc.:	**Yes**		
Fixtures Leased:	**No :**		
Fixtures Rmvd:	**No :**		
Floor Finish:	**Tile, Carpet**		

Maint Fee Inc: **Caretaker, Electricity, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
Legal: **STRATA LOT 114, BLOCK 4N, PLAN NWS195, SECTION 8, 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: **Bike Room, Elevator, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Shared Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Shopping Nearby**
Features: **Dishwasher, Drapes/Window Coverings, Pantry, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	**Living Room**	**12'0 x 18'0**			**x**			**x**
Main	**Dining Room**	**10'0 x 10'0**			**x**			**x**
Main	**Kitchen**	**10'0 x 10'0**			**x**			**x**
Main	**Primary**	**12'0 x 19'0**			**x**			**x**
Main	**Bedroom**	**12'0 x 10'0**			**x**			**x**
Main	**Foyer**	**4'0 x 10'0**			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**

Finished Floor (Main):	**1,255**
Finished Floor (Above):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,255 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,255 sq. ft.**

# of Rooms:	**6**	# of Kitchens: **1**	# of Levels: **1**
Crawl/Bsmt. Height:			
Restricted Age:			
# of Pets:	Cats:	Dogs:	
# or % of Rentals Allowed:			
Bylaws:	**Pets Not Allowed, Rentals Allwd w/Restrctns**		
Basement:	**None**		

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

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

CORNER UNIT on 11th floor with SE view. Spacious living room is perfectly rectangular with 10ft wide windows plus additional 10ft wide windows in the dining area for an amazing 20-FEET total allowing lots of natural Light. Window in the kitchen provides FRESH cool airflow throughout the home. ENCLOSED 10'x5' balcony with tiles. HUGE 19'x12' primary bedroom with ensuite bathroom featuring double countertops. 2nd bedroom has a queen-size murphy bed for your guests or family and is conveniently across the foyer to the second bathroom with shower stall. Furniture seen in pictures will be removed once sold unless buyer would like some to stay. Overall in GOOD condition and is ready for your upgrades if you wish. Measurements are approximate. DONT' MISS THIS ONE!