YOUR **FRIENDLY** and **HARD-WORKING** REALTOR®



MARIO S. DAVID

PERSONAL REAL ESTATE CORPORATION
RESIDENTIAL & COMMERCIAL REALTOR® / SRES® SENIORS REAL ESTATE SPECIALIST
RENTAL PROPERTY AND TENANT MANAGEMENT

CALLMARIO.CA 604-207-9966

202 - 6631 MINORU BLVD, RICHMOND, BC $388,000
1-BEDROOM 804 ft² + 67 ft² BALCONY = 871 ft² CENTRAL LOCATION!



MORE PICTURES AND VIDEO AT WWW. CALLMARIO .CA











LIVE FACE TIME SHOWINGS AND WALK-THROUGH VIDEO ARE AVAILABLE
A RELAXING HOME! Well-kept 1-bedroom apartment conveniently located on the 2nd floor, no need to wait for elevator, just up the stairs from the lobby. Freshly painted NICE neutral cream shade, carpets recently steam-cleaned. BONUS enclosed 67 sqft balcony is not included in the 804 sqft can be used as office, yoga, relaxation room or even a solarium because it gets LOTS of east sunlight. TOTAL 871 SQ FT. Great location, in front of Richmond Centre Mall, next to Minoru Park, close to the library, restaurants, hotels, banks and more! Outdoor swimming pool, 2 separate men & women saunas, hot tub jacuzzi, party/meeting room, Strata fee includes heat & municipal utility taxes. ***Watch the WALK-THROUGH VIDEO!* All measurements are approximate, buyers must verify if important.**
Call Mario now at 604-207-9966 for your personal appointment to see this property!

RE/MAX CREST REALTY
290 - 3631 No. 3 Road, Richmond, B.C. V6X 2C9 604-370-2111

This communication is not intended to cause or induce breach of an existing agency agreement



Presented by:

Mario S David PREC*

RE/MAX Crest Realty

Phone: 604-207-9966

http://www.callmario.ca

idomore.ca@gmail.com

Active

R2590132

Board: V

Apartment/Condo

202 6631 MINORU BOULEVARD

Richmond

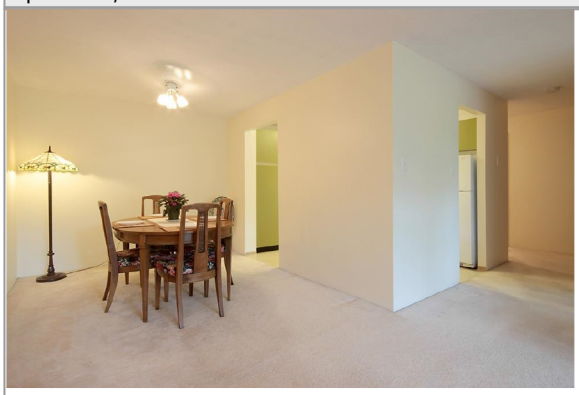
Brighouse

V6Y 1Z1

Residential Attached

$388,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name: **Tribe Management**
Mgmt. Co's Phone:
View: **No :**
Complex / Subdiv: **REGENCY PARK TOWERS**
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **$351.43**

Original Price: **$388,000**
Approx. Year Built: **1972**
Age: **49**
Zoning: **001**
Gross Taxes: **$1,133.28**
For Tax Year: **2020**
Tax Inc. Utilities?: **No**
P.I.D.: **009-112-839**
Tour: **WATCH THE REAL WALK-THROUGH VIDEO AT WWW.CALLMARIO.CA**

Style of Home: **1 Storey**
Construction: **Brick, Concrete, Concrete Frame**
Exterior: **Brick, Concrete**
Foundation: **Concrete Block**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
R.I. Plumbing:
Metered Water:
R.I. Fireplaces:
# of Fireplaces: **0**

Total Parking: **1** Covered Parking:
Parking: **Open, Visitor Parking**
Dist. to Public Transit: **STEPS**
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Parking Access: **Side**
Locker: **Y**
Dist. to School Bus: **1 BLK**
Total Units in Strata:

Maint Fee Inc: **Caretaker, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**

Legal: **STRATA LOT 8, BLOCK 4N, PLAN NWS2677, 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, Exercise Centre, Pool; Outdoor, Sauna/Steam Room, Shared Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Intercom, Refrigerator, Stove**

Floor	Type	Dimensions
Main	**Living Room**	**18'0 x 12'0**
Main	**Dining Room**	**11'0 x 9'0**
Main	**Kitchen**	**10'0 x 9'0**
Main	**Bedroom**	**15'0 x 9'0**
Main	**Solarium**	**5'4 x 12'6**
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main): **804**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **804 sq. ft.**

Unfinished Floor: **0**
Grand Total: **804 sq. ft.**

# of Rooms: **5** # of Kitchens: **1** # of Levels: **1**
Crawl/Bsmt. Height:
Restricted Age:
# of Pets: Cats: Dogs:
or % of Rentals Allowed:
Bylaws: **Pets Not Allowed, Rentals Not Allowed**

Basement: **None**

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

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

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

A RELAXING HOME! Well-kept 1-bedroom apartment conveniently located on the 2nd floor, no need to wait for elevator, just up the stairs from the lobby. Freshly painted NICE neutral cream shade, carpets recently steam-cleaned. BONUS enclosed 67 sf balcony is not included in the 804 sf can be used as office, yoga, relaxation room or even a solarium because it gets LOTS of east sunlight. TOTAL 871 SQ FT. Great location, in front of Richmond Centre Mall, next to Minoru Park, close to the library, restaurants, hotels, banks and more! Outdoor swimming pool, 2 saunas, hot tub jacuzzi, party/meeting room, Measurements are approximate. Strata fee includes heat & municipal utility taxes. ***Watch the WALK-THROUGH VIDEO!*