



Presented by:
Bob Zhong
 Interlink Realty
 Cell: 778-885-3261
 Email: bobzhong@gmail.com
 Website: www.bobzhong.com



Richmond, Brighthouse MLS# V1078262
1703 7555 ALDERBRIDGE WY, V6X 4L3



List Price:
 Subdiv/Complex: OCEAN WALK
 Frontage: Approx Yr Blt: 2007 PID: 027-193-764
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 7 Zoning: CDT1
 Exposure: Bedrooms: 2 Taxes: \$3,508 (2013)
 Stories in Bldg: Bathrooms: 3 If New GST/HST Incl:
 Flood Plain: Full Baths: 3 Tax Incl Utils: No
 Meas. Type: Feet Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View: Y - MOUNTAIN & CITY

Style of Home: Penthouse	Total Parking: 2	Covered Parking: 2
Construction: Concrete	Parking Access: Side	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Visitor Parking	
Exterior: Concrete, Glass		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans: CLOSE	Dist to School/Bus: CLOSE
Renovations:	Reno Year:	Units in Development:
Flooring: Wall/Wall/Mixed	Locker: Yes	Total Units in Strata:
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 0	R/I Fireplaces:	Seller's Interest: Registered Owner
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: Y	
Mngmt Co: FIRST SERVICE	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Mngmt Ph: 604-683-8900	Maint Fee: \$440.18	

Maint Charge Incl: Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS2497 LT 80 BLK 4N LD 36 SEC 5 RNG 6W STRATA LOT AS SHOWN ON FORM V.
 Amenities: Exercise Centre, Guest Suite, In Suite Laundry, Storage, Swirlpool/Hot Tub
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Smoke Alarm
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21'10 X 18'4						
Main F.	Kitchen	12'7 X 8'3						
Main F.	Master Bedroom	16'6 X 11'10						
Main F.	Bedroom	14'1 X 12'1						
Main F.	Den	12'8 X 11'10						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 1,592	Finished Levels: 3	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down: 0		3 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt: 0	Bsmt Height: 4	
Total Finished Floor Area: 1,592	Restricted Age: 5	
Unfinished Floor Area: 0	# Pets / Cats; Dogs: 6	
Grand Total Floor Area: 1,592	# or % Rentals: 7	
		8

Listing Broker(s): (1) Interlink Realty

PENTHOUSE in Ocean Walk, the contemporary concrete highrise building designed by famed Architect firm Lawrence Doyle. NE facing with 180 degree view of mountain view. 9' Ceiling, 2 bedrooms plus and open den, which used to be the 3rd bedroom. Modern kitchen comes w/ contemporary cabinetry, granite counter tops, stainless steel appliances. A/C. 2 parking and 1 storage locker. Large deck approximately 588 sf as a bonus. Central location, close to everything. Must see!!!