



Brigthouse: 112 7008 RIVER PARKWAY, RICHMOND

\$688,000

Bedrooms: 2	睡房	Year Built 建築年份:	2017
Baths: 2	衛浴	Floor Area 面積:	815 Sq. Ft.
Parking: 1	車位	Locker 儲物格:	1
MLS#: R2517778		Strata Fee 物業費:	\$600.72

This Spacious 2 bedroom home with a big patio in Riva 3, features modern finishings include soft-close wood cabinetry, premium stainless steel appliances, forced air heating and cooling for year-round comfort and 1 1/2" double-nose composite stone countertops and engineered oak hardwood floors. East facing, high ceiling living room. Situated just beside upcoming Middle Arm Waterfront Park, waterfront trails, Richmond Oval, Canadian Superstore, T&T Supermarket, Richmond Hospital, skytrain station and Lonsdowne Mall are just a few minutes away. Stay active close to home with 12,000 sq ft of private amenity space featuring a fitness centre, indoor pool with hot tub, sauna and more. 1 parking and 1 locker included.

Riva 3期寬敞兩臥室，自帶大露台，現代化的裝飾，包括緩衝式開合木製櫥櫃，優質不銹鋼用具，複合石材檯面，舒適的中央冷暖氣。位於規劃中的水濱公園旁邊，靠近水濱步道，列治文奧運會館，加拿大超級市場，大統華，醫院，火車站和Lonsdowne購物中心，以及酒店。小區內有12,000平方英尺設施，包括健身中心，室內泳池、按摩池、桑拿及蒸汽浴室。1個停車位和1個儲物櫃。



Living Room 客廳



Master Bedroom 主睡房



Master Bathroom 主衛浴



Kitchen 廚房



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Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2017**
 Depth / Size (ft.): Bedrooms: **2** Age: **1**
 Lot Area (sq.ft.): Bathrooms: **2** Zoning: **RAH2**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$0.00**
 Council Apprv?: Half Baths: **0** For Tax Year: **2017**
 Exposure: **South** Maint. Fee: **\$600.72** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **030-206-961**
 Mgmt. Co's Name: **RANCHO** Tour:
 Mgmt. Co's Phone: **604-684-4508**
 View: **:**
 Complex / Subdiv: **RIVA 3**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: Ground Level Unit, Inside Unit	Total Parking: 1 Covered Parking: 1 Parking Access: Front
Construction: Frame - Wood	Parking: Garage Underbuilding, Visitor Parking
Exterior: Other	Locker: Y
Foundation: Concrete Perimeter	Dist. to Public Transit: close Dist. to School Bus: close
Rain Screen:	Units in Development:
Renovations:	Title to Land: Freehold Strata
Water Supply: City/Municipal	Property Disc.: Yes
Fireplace Fuel:	Fixtures Leased: No
Fuel/Heating: Forced Air, Heat Pump	Fixtures Rmvd: No
Outdoor Area: Patio(s)	Floor Finish: Laminate
Type of Roof: Tar & Gravel	

Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility**
 Legal: **PL EPS3584 LT 11 BLK 4N LD 36 SEC 5 RNG 6W. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer/Fridge/Stove/Dishwasher, Disposal - Waste, Air Conditioning**

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'10 x 11'10	Main	Dining Room	11'10 x 6'
Main	Master Bedroom	10'10 x 9'11	Main	Walk-In Closet	9' x 3'
Main	Bedroom	9'10 x 9'1	Main	Walk-In Closet	6'9 x 3'
Main	Kitchen	12'10 x 9'			

Finished Floor (Main): 815	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	5	Yes
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3			
Finished Floor (Total): 815 sq. ft.	# or % of Rentals Allowed:			4			
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5			
Grand Total: 815 sq. ft.	Basement: None			6			
				7			
				8			

School Catchment:
 Primary
 K - 3 Brighthouse Elementary
 Elementary
 4 - 7 Brighthouse Elementary
 Secondary
 8 - 12 Richmond Secondary
 French Immersion Early
 K - 7 Bridge Elementary
 French Immersion Late

Restaurants: Smart N Save Cafe .07km
 Coffee: Tim Hortons .3km
Bars: Millennium Karaoke .7km
Groceries: T&T Supermarket .5km
Parks: Minoru Park Lakes 1km
Schools: Richmond Secondary 2km
Shopping: Lansdowne Mall 1km
Entertainment: Gosgo Fine Arts Gallery Ltd .5km
 Sport: Olympic Oval .5km

The enclosed information, while deemed to be correct, is not guaranteed.



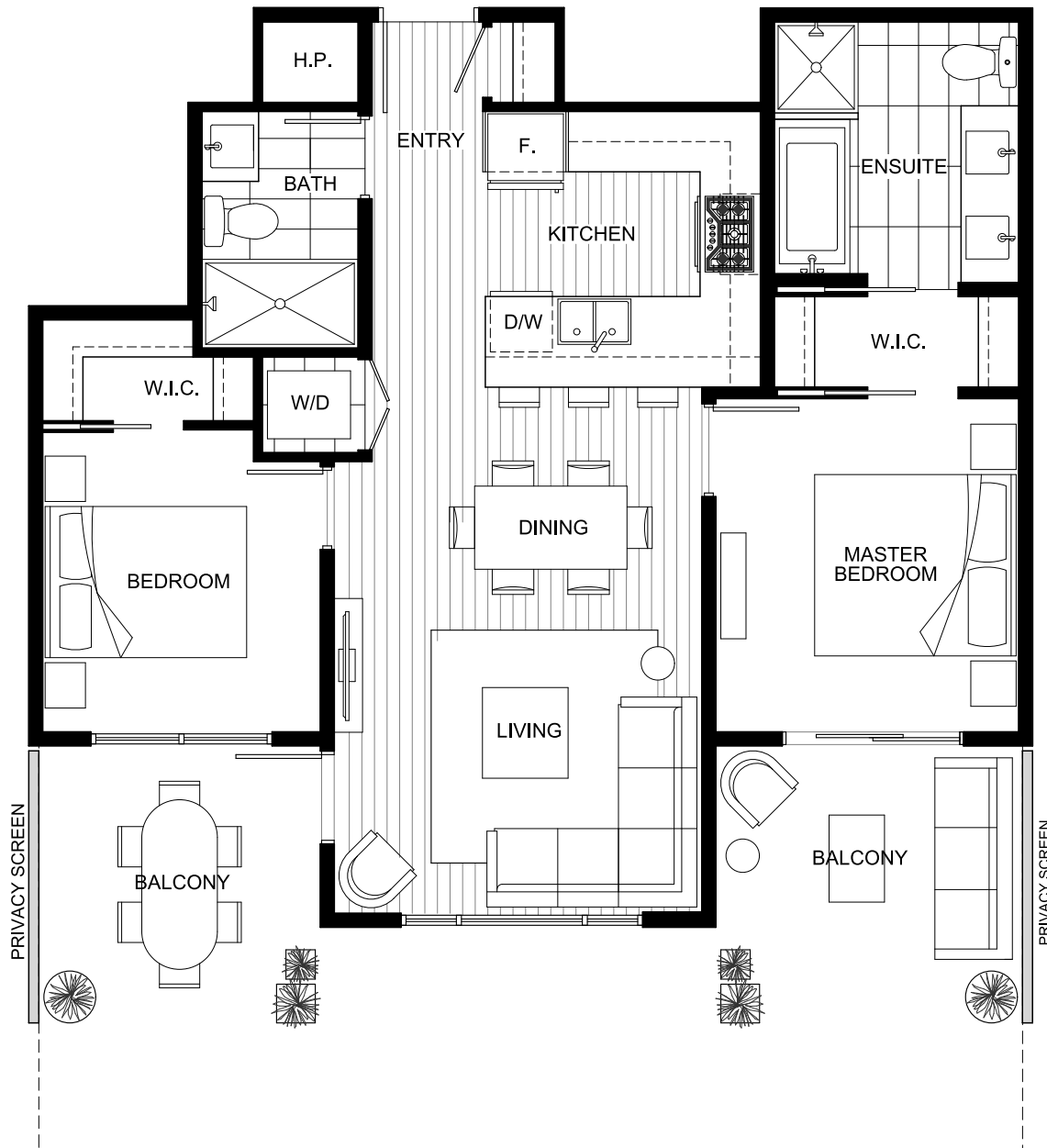
PLAN J | 2 BEDROOM

BUILDING 3

LIVING: 815 SQ FT
OUTDOOR: 390 SQ FT

UNITS: 112

Above measurements are from strata plan



All measurements are approximate and to be verified by the buyer

Dimensions, square footage, floor plates and floor plans are approximate only. The Developer reserves the right without notice to make modifications to dimensions, square footage, floor plans, floor plates, landscaping design, project design, materials and specifications to maintain the high standard of this development. The Developer may also make such further modifications as are permitted by the disclosure statement and the contract of purchase and sale between the purchaser and developer, E.&O.E.