

FOR SALE & for living

Lions Park
#1127 – 5133 Garden City Road
Richmond



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Centrally located and efficiently designed with a quiet outlook, this large and spacious 1 bedroom with ground level patio is a must see! Open concept kitchen flows into a generous dining and living area with a fireplace which opens up onto a sun drenched patio, perfect for entertaining all through the year. Big bedroom with cheater ensuite and a roomy closet for ample storage. Lions Park by Polygon offers the best of amenities: outdoor swimming pool, gym, guest suites, theatre, visitors parking and more! Just steps from Kwantlen University, Lansdowne Mall and the Canada Line plus tons of dining and other shopping options coming up! Special bonus: TWO parking stalls (owner paid extra for second stall) & a storage locker included.

INFORMATION YOU NEED TO KNOW:

PRICE	\$309,900
ADDRESS	#1127 – 5133 Garden City Road, Richmond
AREA	Brighthouse
TYPE	1 Bedroom + Patio
BATHS	1
SQ FT	686
STRATA FEES	\$168.32
PARKING	2 (#232 & 481)
STORAGE	Rm #1-1
YEAR BUILT	2004
VIEW	Northwest
PETS	1 Dog (No Vicious) or 1 Cat
RENTALS	Yes

INFORMATION YOU *want* TO KNOW:



Transit

0.1 km



Nearest Park

Minoru Park Lakes



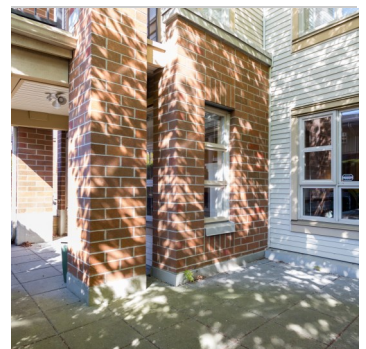
Schools nearby:

Tomsett Elementary



Coffee shops within 1 km:

10+



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Richmond, Brighthouse Residential Attached
1127 5133 GARDEN CITY RD, V6X 4H9 **MLS# V1117780** **Active**

	List Price: \$309,900	Previous Price:
	Subdiv/Complex: LIONS PARK Frontage: _____ Approx Yr Blt: 2004 PID: 025-887-661 Depth/Size: _____ Type: Apartment/Condo Lot SqFt: 0 Age at List Date: 11 Zoning: RCL1 Exposure: NW Bedrooms: 1 Taxes: \$1,268 (2014) Stories in Bldg: 4 Bathrooms: 1 GST/HST Incl?: _____ Flood Plain: _____ Full Baths: 1 Tax Incl Utilities: Yes Meas. Type: _____ Half Baths: 0 Apprvl Req: _____ Fixtures Lsd: _____ Fixt Removed: _____ View: Y - SUNDRENCHED PATIO	

Style of Home: Corner Unit, Ground Level Unit Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Brick, Glass Rain Screen: Full Type of Roof: Other Renovations: _____ Flooring: Laminate, Mixed, Tile Water Supply: City/Municipal Heat/Fuel: Baseboard, Electric No. of Fireplaces: 1 Fireplace Fuel: Electric Outdoor Area: Patio(s) Mngmt Co: FIRST SERVICE RESIDENTIAL Mngmt Ph: 604-683-8900	R/I Plumbing: _____ Reno Year: _____ R/I Fireplaces: _____	Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking Facilities: Garage; Underground, Visitor Parking Dist to Public Trans: CLOSE Dist to School/Bus: CLOSE Units in Development: 345 Total Units in Strata: 345 Locker: Yes Possession: _____ Title to Land: Freehold Strata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: Y Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed
Maint Charge Incl: Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility		
Legal: PL BCS721 LT 27 BLK 4N LD 36 SEC 4 RNG 6W Amenities: Club House, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Outdoor, Storage Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Microwave		
Site Influences: Central Location, Recreation Nearby, Shopping Nearby		

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8' X 9'						
Main F.	Dining	11'10 X 10'						
Main F.	Living Room	12'11 X 11'10						
Main F.	Bedroom	10'4 X 15'3						
Main F.	Walk-In Closet	4'7 X 3'10						
Main F.	Patio	7'2 X 21'6						

Floor Area (SqFt):		Total # Rooms: 6		Bathrooms
Finished Floor Area Main:	686	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	
Finished Floor Area Down:	0		2	
Finished Floor Area Bsmt:	0	Bsmt Height:	3	
Total Finished Floor Area:	686	Restricted Age:	4	
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes	5	
Unfinished Floor Area:	0	# or % Rentals:	6	
Grand Total Floor Area:	686		7	

Listing Broker(s): **Rennie & Associates Realty, Rennie & Associates Realty**

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