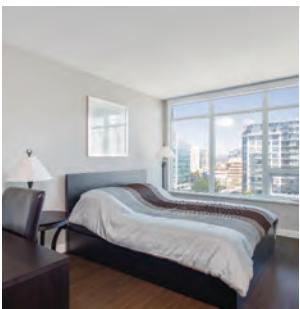
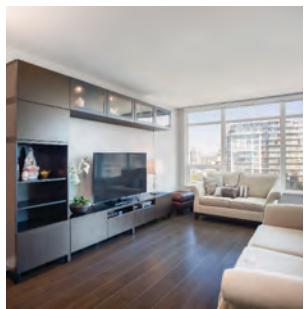


# #1106 - 6188 No. 3 Road, Richmond

\$829,900



## MANDARIN RESIDENCES &

**BRIGHOUSE STATION** - Well kept Upper level North facing home featuring beautiful city & mountain views with access to Richmond-Brighouse Skytrain Station at your doorstep. Perfectly laid out 2 bedroom + 2 bathroom + balcony with plenty of custom wall cabinetry to maximize space. Bedrooms are separated & both have access to their own beautifully designed ensuite. Bonus: Master bedroom has a big walk in closet & double vanity ensuite including a stand up shower! Classic elegance inspired by global luxury hotels designed to meet LEED Silver with engineered laminate wood floors, Porter & Charles stainless steel appliances (gas range) + Fisher/Paykel fridge. Amenities include: Fitness centre, clubhouse, caretaker, guest suite & rooftop terrace with garden plots. All that's missing is you! 1 large parking stall included.

## KEY INFORMATION

ADDRESS: #1106 - 6188 No. 3 Road, Richmond

PRICE: \$829,900

AREA: Brighouse

TYPE: 2 Bedroom + 2 Bathroom + Patio

SQ FT: 894 SF (Interior) + 49 SF (Balcony)

YEAR BUILT: 2016

TAX: \$2,281.94 (2020)

STRATA FEES: \$317.65

## FEATURES

VIEWS: North Facing - City and Water

PARKING: 1 ( P11 )

PETS: Two Pets

RENTAL: Minimum 30 days

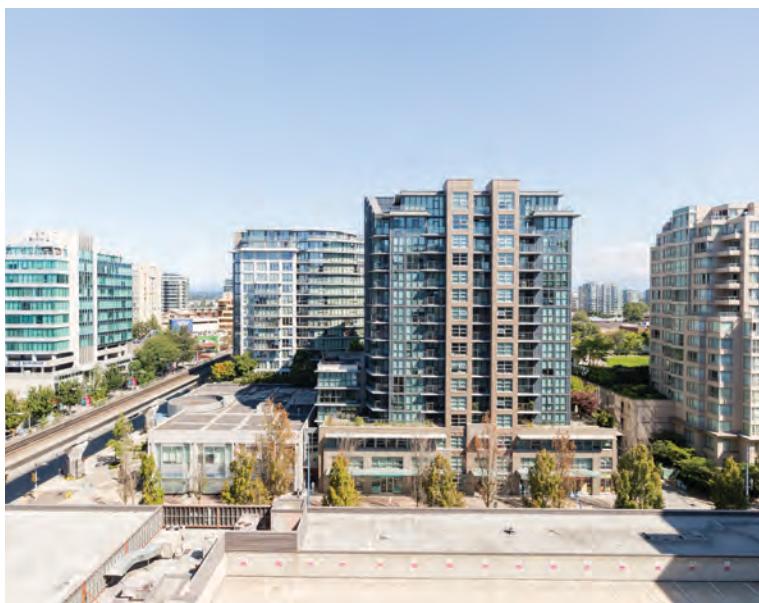
ELEMENTARY: Cook Elementary

HIGH SCHOOL: MacNeill Secondary



**Derek Kai** PERSONAL REAL ESTATE CORPORATION  
604.868.1666  
dkai@rennie.com  
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# 1106 - 6188 NO. 3 ROAD, RICHMOND, BC

MAIN FLOOR TOTAL: 894 SQ. FT.

BALCONY: 49 SQ. FT.



**MAIN FLOOR PLAN**  
Ceiling Height: 7'-11"



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Presented by:

**Derek Kai PREC\***

Rennie &amp; Associates Realty Ltd.

Phone: 604-868-1666

dkai@rennie.com

**rennie****Active****R2480928**

Board: V

Apartment/Condo

**1106 6188 NO. 3 ROAD**Richmond  
Brighouse  
V6Y 0J3

Residential Attached

**\$829,900 (LP)**(SP) 

Sold Date: Frontage (feet): Original Price: **\$829,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2016**  
 Depth / Size (ft.): Bedrooms: **2** Age: **4**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CDT1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,281.94**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**  
 Exposure: **North** Maint. Fee: **\$317.65** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: Mgmt. Co's Name: **AWM** P.I.D.: **029-945-119**  
 Mgmt. Co's Phone: **604-685-3227** Tour: **Virtual Tour URL**  
 View: **Yes: CITY AND MOUNTAINS**  
 Complex / Subdiv: **MANDARIN RESIDENCES**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: <b>Inside Unit, Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>		
Exterior: <b>Concrete, Glass, Mixed</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus: <b>NEAR</b>
Rain Screen:	Reno. Year:	Units in Development:	Total Units in Strata: <b>348</b>
Renovations:	R.I. Plumbing:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Baseboard, Electric</b>	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Balcony(s), None</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>No</b>	
Type of Roof: <b>Other</b>		Floor Finish: <b>Laminate, Mixed</b>	
Maint Fee Inc: <b>Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility</b>			
Legal: <b>STRATA LOT 191 SECTION 9 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS3548, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V</b>			
Amenities: <b>Bike Room, Club House, Exercise Centre, Garden, In Suite Laundry, Storage</b>			
Site Influences: <b>Central Location, Recreation Nearby, Shopping Nearby</b>			
Features: <b>ClothWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Sprinkler - Fire</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	
Main	<b>Kitchen</b>	<b>11' x 7'10</b>			x			x	
Main	<b>Living Room</b>	<b>10'2 x 11'6</b>			x			x	
Main	<b>Dining Room</b>	<b>10'5 x 10'6</b>			x			x	
Main	<b>Master Bedroom</b>	<b>13'5 x 10'3</b>			x			x	
Main	<b>Walk-In Closet</b>	<b>5'11 x 5'10</b>			x			x	
Main	<b>Bedroom</b>	<b>9'11 x 9'2</b>			x			x	
Main	<b>Patio</b>	<b>7'10 x 6'</b>			x			x	
		x			x			x	
		x			x			x	
		x			x			x	
Finished Floor (Main):	<b>894</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>894 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>894 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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REA Full Public

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

PREC\* indicates 'Personal Real Estate Corporation'.

07/30/2020 12:58 PM



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