

Presented by:  
**Derek Kai PREC\***  
Rennie & Associates Realty Ltd.  
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**Active**  
**R2428398**  
Board: V  
Apartment/Condo

**719 6188 NO. 3 ROAD**  
Richmond  
Brighthouse  
V6Y 0J3

Residential Attached  
**\$599,900** (LP)  
(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure: **South**  
If new, GST/HST inc?:  
Mgmt. Co's Name: **AWM ALLIANCE**  
Mgmt. Co's Phone: **604-685-3227**  
View:  
Complex / Subdiv: **MANDARIN RESIDENCES**  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$214.53**

Original Price: **\$599,900**  
Approx. Year Built: **2016**  
Age: **4**  
Zoning: **CDT1**  
Gross Taxes: **\$1,681.64**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
P.I.D.: **029-944-597**  
Tour:

Style of Home: **Inside Unit**  
Construction: **Concrete**  
Exterior: **Concrete, Glass, Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

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

Total Parking: **1**   Covered Parking: **1**   Parking Access: **Rear**  
Parking: **Garage Underbuilding**  
  
Dist. to Public Transit: **NEAR**  
Units in Development:  
Title to Land: **Freehold Strata**  
  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Mixed**

Locker: **N**  
Dist. to School Bus: **NEAR**  
Total Units in Strata: **348**

Maint Fee Inc: **Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**  
Legal: **STRATA LOT 96, BLOCK 4N, PLAN EPS3548, SECTION 9, 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 V**  
  
Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Playground**  
  
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'4 x 8'			x			x
Main	Living Room	9'11 x 13'9			x			x
Main	Dining Room	10'6 x 9'5			x			x
Main	Master Bedroom	10'9 x 9'6			x			x
Main	Den	7'2 x 5'1			x			x
Main	Patio	8'5 x 6'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **638**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **638 sq. ft.**

# of Rooms: **6**   # of Kitchens: **1**   # of Levels: **1**  
Crawl/Bsmt. Height:  
Restricted Age:  
# of Pets: **2**   Cats: **Yes**   Dogs: **Yes**  
# or % of Rentals Allowed:  
Bylaws: **Pets Allowed w/ Rest., Rentals Allowed**

Bath  
1  
2  
3  
4  
5  
6  
7  
8

Floor  
Main  
# of Pieces  
4  
Ensuite?  
No

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

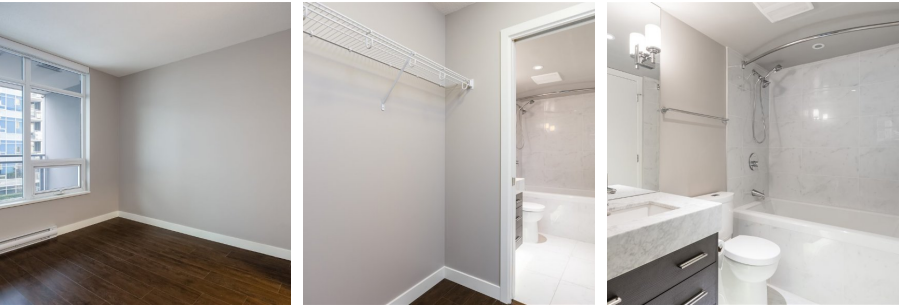
Unfinished Floor: **0**  
Grand Total: **638 sq. ft.**   Basement: **None**

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

**QUIET courtyard facing home at the Mandarin Residences by WALL FINANCIAL located in the heart of Richmond. This perfectly laid out 1 bdrm + Den offers an open & highly efficient floorplan with no wasted space, cheater ensuite, laminate flooring & an oversized covered balcony. The open kitchen is perfect for any chef: Stainless Steel appliances by Fisher & Paykel, AEG's private line-Porter & Charles gas range, sleek quartz countertops/backsplash & plenty of cabinet space. Enjoy the Southern views of the peaceful & quiet courtyard while BBQing on your large balcony. Location can't be beat with the Brighthouse Skytrain Station at your doorstep & Richmond Center across the street. Amenities include gym, meeting room, courtyard garden & guest suite. 1 Pkg Stall included.**

#719 - 6188 No. 3 Road, Richmond

\$599,900



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KEY INFORMATION

ADDRESS: #719 - 6188 No. 3 Road, Richmond

AREA: Brighthouse

YEAR BUILT: 2016

TYPE: 1 Bedroom + 1 Bathroom + Den + Balcony

SQ FT: 638

STRATA FEES: \$214.53

TAX: \$1,681.64

FEATURES

VIEWS: South - Quiet Courtyard

PARKING: 1 (Stall #302)

PETS: 2 Dogs or 2 Cats or 1 of Each

RENTAL: Minimum 30 Days

ELEMENTARY: Cook Elementary

SECONDARY: MacNeill Secondary



\* PERSONAL REAL ESTATE CORPORATION. THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF AN EXISTING AGREEMENT(S). E.&O.E

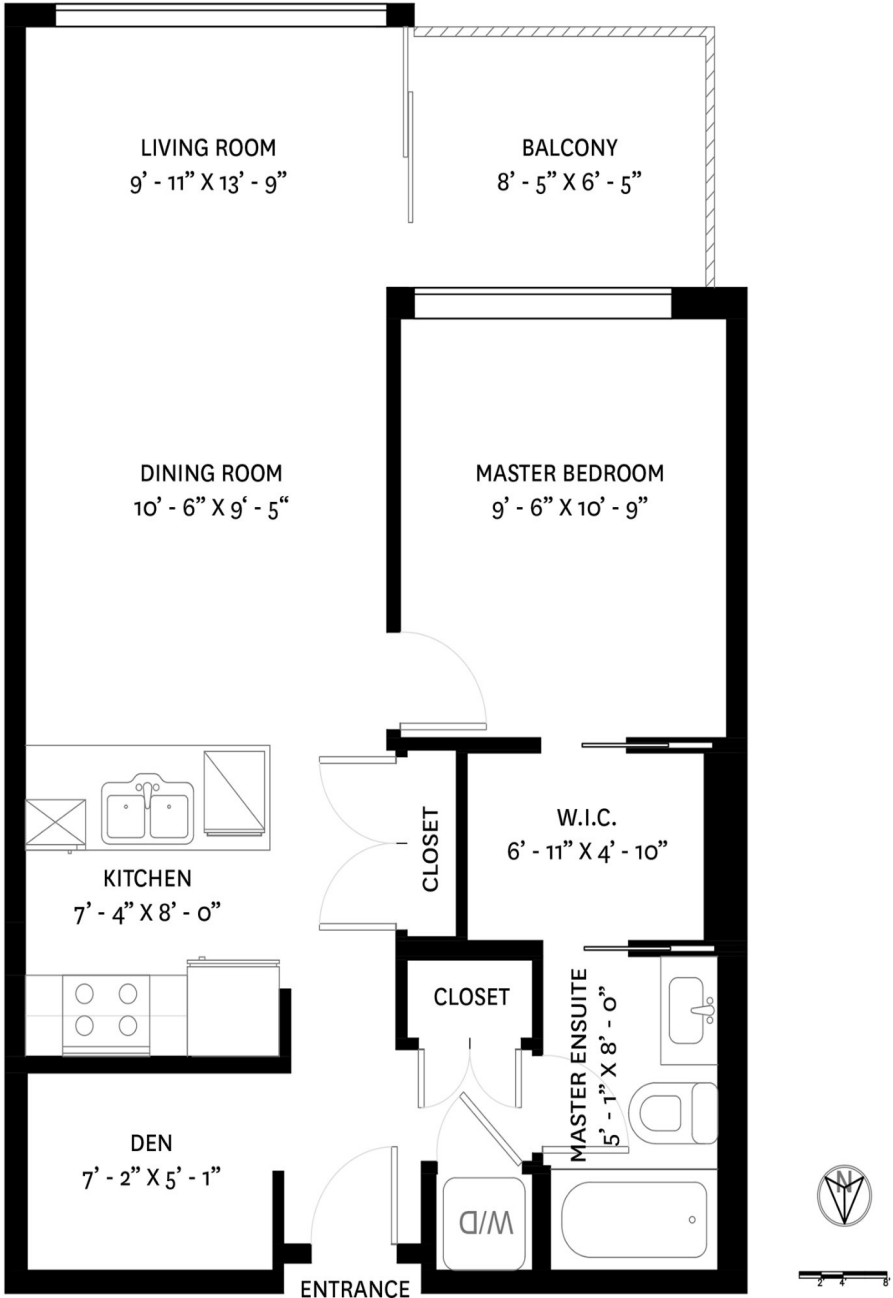




719 - 6188 NO 3. ROAD, RICHMOND, BC

MAIN FLOOR TOTAL: 638 SF

BALCONY: 58 SF



MAIN FLOOR PLAN  
Ceiling Height: 7' - 11"

floor plan designed by ishot.ca Enterprises Inc.  
604.368.7979 ishot.ca



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\*PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ARCHRITECTRUAL PURPOSES. MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED.