



Presented by:
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Richmond, Brighthouse Residential Attached
1702 6068 NO 3 RD, V6Y 4M7 MLS# V811776 Sold



List Price: \$615,000	Previous Price:	Sale Price: \$605,000
Days on Market: 42	Original Price: \$615,000	Sale Date: 06-Apr-10
Subdiv/Complex: PALOMA 1		
Frontage:	Approx Yr Blt: 2007	PID: 027-288-986
Depth/Size:	Age at List Date 3	Type: Apartment/Condo
Lot SqFt: 0	Bedrooms: 3	Zoning: C7
Exposure: N, E	Bathrooms: 2	Taxes: \$2,513 (2009)
Stories in Bldg:	Full Baths: 2	Gst Incl:
Flood Plain: No	Half Baths: 0	Apprvl Req:
Meas. Type:	Tax Incl Utils: No	
Fixtures Lsd: N		
Fixt Removed: N		
View: Y - MOUNTAIN & CITY		

Style of Home: 1 Storey, Corner Unit	Total Parking:	Covered Parking: 2
Construction: Concrete	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding, Visitor Parking	
Exterior: Concrete, Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata:
Flooring: Laminate, Wall/Wall/Mixed, Hardwood	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric, Heat Pump	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Electric	Mortgage Info: \$0	
Outdoor Area: Balcony(s)		
Mngmt Co: RANCHO	Property Disclosure: Y	
Mngmt Ph: 604-684-4508	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Maint Fee: \$466.41		

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

Legal: PL BCS2610 LT 106 BLK 4N LD 36 SEC 9 RNG 6W STRATA LOT AS SHOWN ON FORM V
 Amenities: Air Cond./Central, Exercise Centre, In Suite Laundry
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener
 Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'6 X 16'1						
Main F.	Kitchen	7'7 X 10'10						
Main F.	Dining	8'3 X 11'7						
Main F.	Master Bedroom	12'4 X 10'3						
Main F.	Bedroom	8'8 X 12'3						
Main F.	Bedroom	9'4 X 12'3						
Main F.	Den	8'6 X 9'						

Floor Area (SqFt):	Total # Rooms: 7	Bathrooms
Finished Floor Area Main: 1,280	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,280	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals: 10	7
Grand Total Floor Area: 1,280		8

Listing Broker(s): (1) Royal Pacific Riverside Realty

Paloma 1, corner unit on 17th floor, 3 bedrooms & den, facing North & East with mountain view. Upgrade package includes (engineered) hardwood floor, stainless steel appliances, granite counter top. Facilities include clubhouse, concierge, roof top garden, 2 parking & 1 storage locker.