


815 8080 CAMBIE RD

Richmond, West Cambie		MLS# V862205		Residential Attached		
# 815 8080 CAMBIE RD, V6X 0C1				Sold		
	List Price:	\$ 363,000	Previous Price:	\$ 383,000	Sold Price:	\$ 354,000
	Days on Market:	106			Sold Date:	19-Apr-11
	Subdiv/Complex: ABERDEEN RESIDENCE					
	Frontage:		Bedrooms:	1	PID:	027-340-210
	Depth/Size:		Bathrooms:	1	Type:	Apartment/Condo
Lot SqFt:	0	Full Baths:	1	Approx Yr Blt:	2007	
Exposure:	N	Half Baths:	0	Age at List Date:	4	
Stories in Bldg:	8	Tax Incl Utils:	No	Zoning:	CD-86	
Flood Plain:	No	If New GST/HST Incl:	No	Taxes:	\$ 1,610 (2010)	
Meas. Type:				Apprvl Reqd:		
Fixtures Lsd:	N					
Fixt Removed:	N					
View:	Y - MOUNTAIN VIEW					
Style of Home:	Other	Total Parking:	1	Covered Parking:	1	
Construction:	Concrete	Parking Access:	Front			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding			
Exterior:	Concrete, Glass					
Rain Screen:		R/I Plumbing:				
Type of Roof:	Tar & Gravel					
Renovations:		Reno Year:		Dist to Public Trans:		
Flooring:	Hardwood, Wall/Wall/Mixed	Units in Development:	124	Dist to School/Bus:		
Water Supply:	City/Municipal	Locker:	Yes	Total Units in Strata:		
Heat/Fuel:	Heat Pump, Electric	Possession:				
No. of Fireplaces:	0	Title to Land:	Freehold Strata			
Fireplace Fuel:	None	R/I Fireplaces:		Seller's Interest:	Registered Owner	
Outdoor Area:	None	Mortgage Info:	\$0 / Treat as Clear Title			
Mngmt Co:	RANCHO	Property Disclosure:	Y			
Mngmt Ph:	604-684-4508	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed			
Maint Fee:	\$ 260.49					
Maint Charge Incl: Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility						
Legal: PL BCS2690 LT 91 BLK 5N LD 36 SEC 33 RNG 6W STRATA LOT AS SHOWN ON FORM V.						
Amenities: Air Cond./Central, Club House, Elevator, Exercise Centre, In Suite Laundry						
Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Smoke Alarm, Sprinkler - Fire						
Site Influences: Central Location, Shopping Nearby						
<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	
Main F.	Living Room	10' X 19'				
Main F.	Kitchen	9' X 10'				
Main F.	Master Bedroom	10' X 11'				
Main F.	Den	7' X 11'				
Floor Area (SqFt):						
Finished Floor Area Main:	691	Total # Rooms:	4	<u>Bathrooms</u>		
Finished Floor Area Up:	0	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Area Down:	0	Basement Area:	None	2		
Finished Floor Area Bsmt:	0	Bsmt Height:		3		
Total Finished Floor Area:	691	Restricted Age:		4		
Unfinished Floor Area:	0	# Pets / Cats; Dogs:		5		
Grand Total Floor Area:	691	# or % Rentals:		6		
				7		
				8		
Listing Broker(s): (1) Royal Pacific Riverside Realty						
View! Unobstructed Northshore mountain view! Best price in the complex! 1 bedroom & den, 1 bath, 9" ceiling with air condition. Unit is an upgraded version of the complex including genuine hardwood floor, beautiful kitchen countertop, Sub-zero fridge, Bosch gas cooktop, hood fan, high end stainless steel dishwasher, Maytag stacking washer & dryer. Close to Canada Line station. High security building with concierge on duty. A1 condition, brand new painting & ready to move in!						