



Presented by:  
**Brian Vidas**  
 sutton-centre realty  
 Email: [Brian@BrianVidas.com](mailto:Brian@BrianVidas.com)  
 Phone: 604.671.5259



Brighthouse South, Richmond Residential Attached  
**# 209 7031 BLUNDELL RD** MLS # V752437 Sold



|                  |           |                 |                 |                   |                |
|------------------|-----------|-----------------|-----------------|-------------------|----------------|
| List Price:      | \$254,800 | Sale Price:     | \$245,000       | Days on Market:   | 13             |
|                  |           | Sale Date:      | 23-Feb-09       |                   |                |
| Previous Price:  |           | Subdiv/Complex: | WINDSOR GARDENS |                   |                |
| Original Price:  | \$254,800 | View:           | No              |                   |                |
| Frontage:        |           | Postal Code:    | V6Y 1J5         | Type:             | Apartment Unit |
| Depth/Size:      |           |                 |                 | Approx Yr Bilt:   | 1993           |
| Lot SqFt:        | 0         |                 |                 | Age at List Date: | 16             |
| Exposure:        |           | Bedrooms:       | 2               | Zoning:           | R2             |
| Stories in Bldg: |           | Bathrooms:      | 1               | Taxes:            | \$1,129 / 2008 |
| Flood Plain:     |           | Full Baths:     | 1               | Gst Incl:         |                |
| Meas. Type:      |           | Half Baths:     | 0               | Apprvl Reqd:      |                |
| Fixtures Lsd:    |           |                 |                 | Occupancy:        | Owner          |
| Fixt Removed:    |           |                 |                 | Tax Incl Util:    | N              |

|                    |                             |                       |  |                        |    |
|--------------------|-----------------------------|-----------------------|--|------------------------|----|
| Style of Home:     | 2 Storey                    | Total Parking:        | 1  | Covered Parking:       | 1  |
| Construction:      | Frame - Wood                | Parking Stall #:      | 89   | Parking Stall Owned:   |    |
| Foundation:        | Concrete Perimeter          | Parking Access:       |  |                        |    |
| Exterior:          | Vinyl                       | Parking Facilities:   | Garage Underbuilding                                 |                        |    |
| Rain Screen:       | Yes                         |                       |  |                        |    |
| Type of Roof:      | Tar & Gravel                | Dist to Public Trans: |  | Dist to School/Bus:    |    |
| Renovations:       |                             | Units in Development: |  | Total Units in Strata: |    |
| Flooring:          | Laminate                    | Locker:               | Yes  | Locker #:              | 48 |
| Water Supply:      | City/Municipal              | Possession:           |  |                        |    |
| Heat/Fuel:         | Baseboard / Electric        | Title to Land:        | Freehold Strata                                      |                        |    |
| No. of Fireplaces: | 0                           | Seller's Interest:    | Registered Owner                                     |                        |    |
| Fireplace Fuel:    |                             | Mortgage Info:        | 0 -  |                        |    |
| Outdoor Area:      | Patio(s)                    | Property Disclosure:  | / Yes  |                        |    |
| Mngmt Co/Phone:    | AWM ALLIANCE / 604-685-3227 | Bylaw Restrictions:   | Pets Allowed w/Rest., Rentals Allowed w/Restrictions |                        |    |
| Mo. Maint Charge:  | \$157.57                    |                       |  |                        |    |

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Management

Legal: PL LMS298 LT 29 BLK 4N LD 36 SEC 17 RNG 6W FORM 1. PID: 017-943-132  
 Amenities: Elevator, In Suite Laundry  
 Features Incl: Dishwasher, Drapes/Window Coverings, Refrigerator, Stove

Site Influences: Central Location

| Floor   | Type           | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|------------|-------|------|------------|-------|------|------------|
| Main F. | Living Room    | 14' X 12'  |       |      |            |       |      |            |
| Main F. | Kitchen        | 9' X 8'    |       |      |            |       |      |            |
| Main F. | Dining         | 14' X 7'   |       |      |            |       |      |            |
| Main F. | Master Bedroom | 13' X 11'  |       |      |            |       |      |            |
| Main F. | Bedroom        | 16' X 9'   |       |      |            |       |      |            |

|                            |     |                     |      |                  |                                       |
|----------------------------|-----|---------------------|------|------------------|---------------------------------------|
| <b>Floor Area (SqFt):</b>  |     | Total # Rooms:      | 5    | <b>Bathrooms</b> |                                       |
| Finished Floor Area Main:  | 855 | Finished Levels:    | 2    |                  | 1 4 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Area Up:    | 0   | Basement Area:      | None |                  | 2                                     |
| Finished Floor Area Down:  | 0   |                     |      |                  | 3                                     |
| Finished Floor Area Bsmt:  | 0   | Bsmt Height:        |      |                  | 4                                     |
| Total Finished Floor Area: | 855 | Restricted Age:     |      |                  | 5                                     |
|                            |     | # Pets; Cats; Dogs: |      |                  | 6                                     |
| Unfinished Floor Area:     | 0   | # or % Rentals:     |      |                  | 7                                     |
| Grand Total Floor Area:    | 855 |                     |      |                  | 8                                     |

Listing Broker(s): (1) Macdonald Realty Westmar

Not your everyday condo! Unique 2 bedroom or 1 bedroom & den with sunken living room & huge terrace patio facing south into quiet courtyard. Central location near Richmond Centre. Building was rainscreened in 2005. Buy with confidence!