



Presented by:  
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**Active**  
**R2165213**  
 Board: V  
 Townhouse

**18 7322 HEATHER STREET**  
 Richmond  
 McLennan North  
 V6Y 2P6

Residential Attached  
**\$818,000 (LP)**  
 (SP)



Sold Date:  
 Meas. Type:  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain:  
 Approval Req?: **No**  
 Exposure:  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **Citybase Management Ltd.**  
 Mgmt. Co's Phone:  
 View: **:**  
 Complex / Subdiv: **HEATHER GARDEN**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **3**  
 Bathrooms: **3**  
 Full Baths: **2**  
 Half Baths: **1**  
 Maint. Fee: **\$255.00**

Original Price: **\$818,000**  
 Approx. Year Built: **2003**  
 Age: **14**  
 Zoning: **ZT52**  
 Gross Taxes: **\$1,997.86**  
 For Tax Year: **2016**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **025-707-361**  
 Tour:

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Baseboard, Electric, Natural Gas**  
 Outdoor Area: **Balcony(s), Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year: **2016**  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Grge/Double Tandem**  
 Locker: **N**  
 Dist. to Public Transit: **1 BLOCK**  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood**

Dist. to School Bus: **CLOSE**  
 Total Units in Strata:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**  
 Legal: **PL BCS453 LT 7 BLK 4N LD 36 SEC 15 RNG 6W**

Amenities: **Garden, Playground**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Refrigerator, Security System, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 14'			x			x
Main	Dining Room	10' x 11'9			x			x
Main	Kitchen	10' x 11'			x			x
Above	Master Bedroom	12' x 13'			x			x
Above	Bedroom	14' x 8'5			x			x
Above	Bedroom	13' x 8'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>565</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>618</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Above	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>101</b>	# of Pets:	Cats:	Dogs:	3	Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,284 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>1,284 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Sutton Group - 1st West Realty**

**Fully renovated in 2016 which included new hardwood floor, new kitchen countertop, new appliances, new sink, new faucet, blinds, crown moulding all thru. Ready to move in. This 3 bedroom, 2.5 bath townhome has all the features you want. Big living room has big picture window and French glass door open to the deck which has green tree area create lots of privacy. Formal dining room plus eating area in kitchen. Load of cabinets for your cooking needs. Also another covered deck off the kitchen. 9 Ft ceiling on main, 3 big bedrooms with 2 full baths upstairs. Location! Mins to park, all restaurants, school, bus & shopping. Double tandem garage. Lots of visitor parking close by. This south facing home Open 2-4 pm Sat and Sunday 27th and 28th. seller needs end of Sept. completion**