

#410 - 8220 Jones Avenue, Richmond

\$749,900



FULLY RENOVATED East facing TOP FLOOR home with overheight ceilings, 2 pkg stalls in Polygon's Laguna Complex. Thoughtfully renovated & professionally designed, this home features extensive wood veneer built in cabinetry, murphy bed in the 2nd bdrm & a chef's kitchen with LG S/S appliances & quartz counters. Optimized storage throughout complements the floorplan to showcase your belongings & hide your personal effect while a oversized chandelier highlights the double height ceilings. Spacious primary bdrm offers a luxurious ensuite with double vanity & a modern/clean aesthetic look. Enjoy the peace of mind of living in a secure, gated community surrounded by beautifully landscaped gardens centrally located in Richmond steps to schools, transit & shopping.

KEY INFORMATION

ADDRESS: #410 - 8220 Jones Avenue, Richmond

PRICE: \$749,900

AREA: Brighthouse South

TYPE: 2 Bedroom + 2 Bath + Balcony

SQ FT: 944 SF*

YEAR BUILT: 2025

STRATA FEES: \$376.85

FEATURES

VIEWS: Courtyard

PARKING: 2 Stalls (269 & 270)

STORAGE: Built in Parking Stall

PETS: 2

RENTAL: Minimum 1 Year

ELEMENTARY: Currie Elementary

HIGH SCHOOL: Palmer Secondary

* Sublease Plan Shows 932 SF



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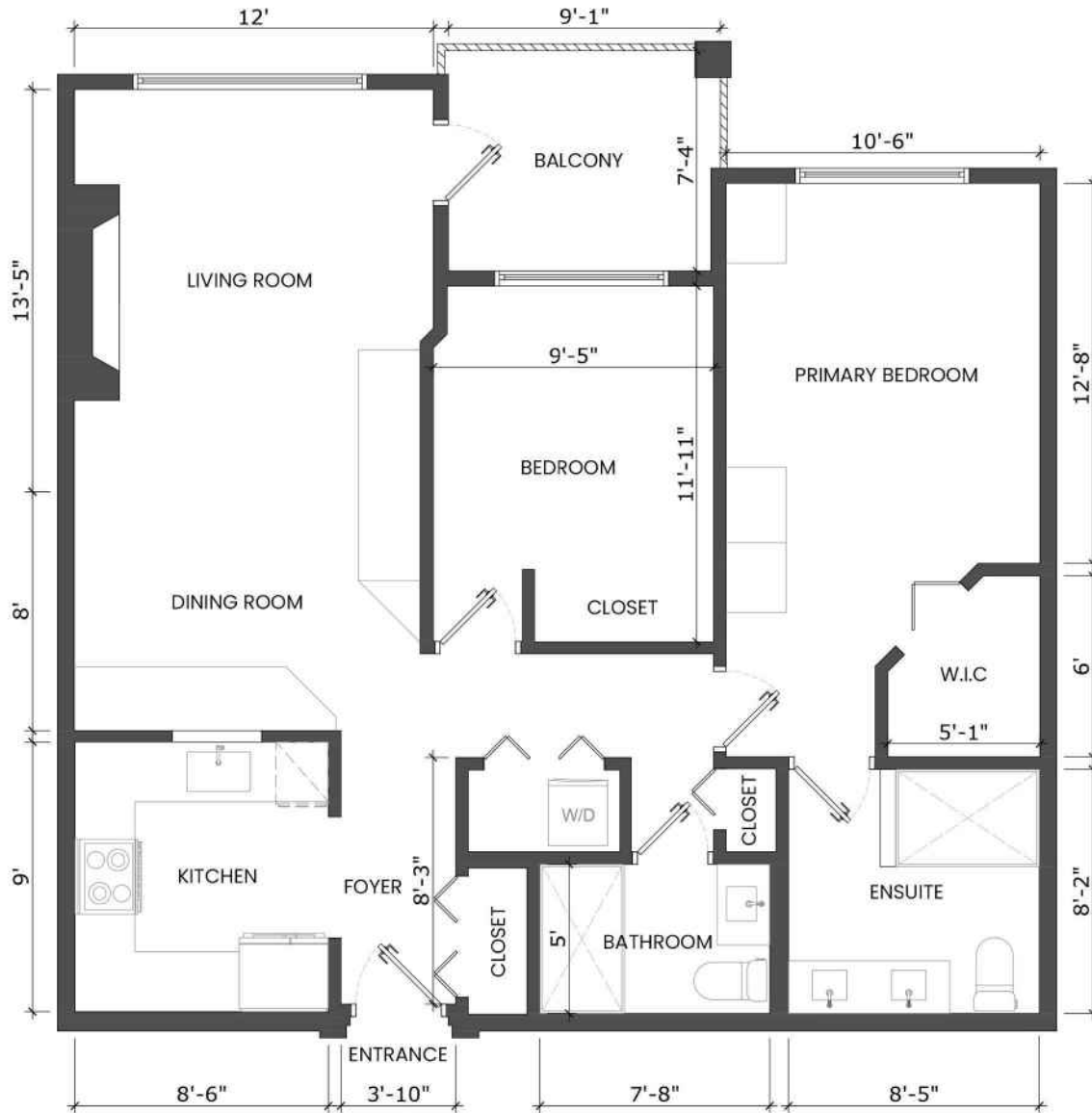
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410-8220 JONES ROAD, RICHMOND, BC

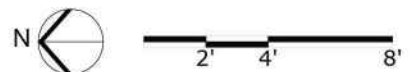
MAIN FLOOR TOTAL: 944 SQ.FT.

BALCONY: 65 SQ. FT.

DISCLAIMER: STRATA PLAN SHOWS 932 SQ.FT.



MAIN FLOOR PLAN
Ceiling Height: 9'-0"



* PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ ARCHITECTURAL PURPOSES. MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED. FLOOR PLAN DESIGNED BY ISHOT.CA ENTERPRISES INC. 604-368-7979 ISHOT.CA

ISHOT



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Presented by:
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Active

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Board: V

Apartment/Condo

410 8220 JONES ROAD

Richmond
 Brighthouse South
 V6Y 3Z7

Residential Attached

\$749,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$749,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1994**
 Frontage(feet): Bathrooms: **2** Age: **31**
 Frontage(metres): Full Baths: **2** Zoning: **RAM1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,754.49**
 Sq. Footage: **0.00** For Tax Year: **2024**
 Flood Plain: P.I.D.: **018-610-161** Tax Inc. Utilities?:
 View: **Yes : City** Tour:
 Complex / Subdiv: **Laguna**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit, Penthouse**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Perimeter**

Renovations: **Completely**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year: **2022**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 162 SECTION 16 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS930 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features:

Finished Floor (Main): **944**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **944 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **944 sq. ft.**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1** # of Levels: **1**
 # of Rooms: **7**

Units in Development: **78**
 Exposure: **East**
 Mgmt. Co's Name: **Dorset Realty**
 Maint Fee: **\$376.85**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **246** Locker: **Yes**
 Storeys in Building: **4**
 Mgmt. Co's #: **604-270-1711**
 Council/Park Apprv?:
 Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Allwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9' x 8'6"			x	1	Main	4	Yes
Main	Living Room	12' x 13'5"			x	2	Main	3	No
Main	Dining Room	12' x 8'			x	3			
Main	Primary Bedroom	12'8 x 10'6"			x	4			
Main	Walk-In Closet	5'1 x 6'			x	5			
Main	Bedroom	11'11 x 9'5"			x	6			
Main	Patio	9'1 x 7'4"			x	7			
		x			x	8			

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

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