

#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: Brighouse 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

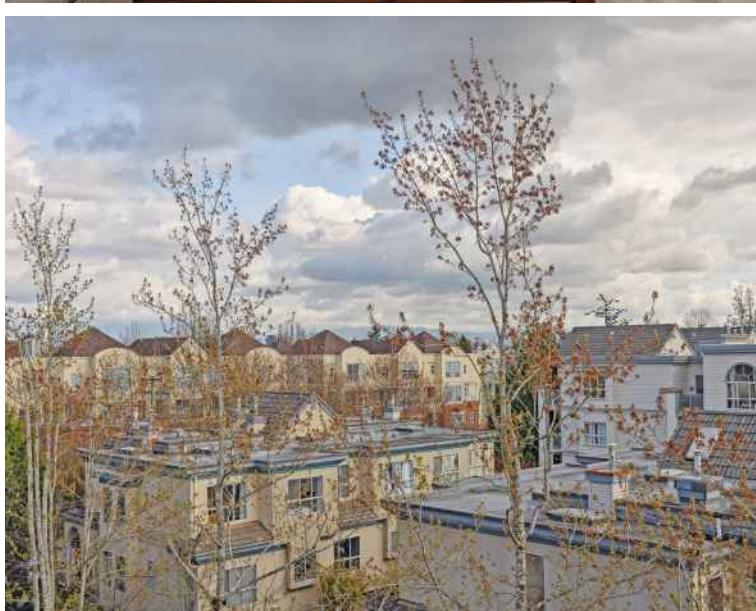
HIGH SCHOOL: Palmer Secondary

* Sublease Plan Shows 932 SF



Derek Kai PERSONAL REAL ESTATE CORPORATION
604.868.1666
dkai@rennie.com
expertliving.ca

rennie



Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

rennie

410-8220 JONES ROAD, RICHMOND, BC

MAIN FLOOR TOTAL: 944 SQ.FT.

BALCONY: 65 SQ. FT.

DISCLAIMER: STRATA PLAN SHOWS 932 SQ.FT.



2' 4' 8'

* 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



Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

rennie



Presented by:
Derek Kai PREC*

Chow & Kai Group
Rennie & Associates Realty Ltd.
Phone: 604-868-1666

dkai@rennie.com

rennie

Active
R2992445

Board: V
Apartment/Condo

410 8220 JONES ROAD

Richmond
Brighouse 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		
City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit, Penthouse**

Construction: **Frame - Wood**

Exterior: **Mixed, Wood**

Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access:

Parking: **Garage; Underground, Visitor Parking**

Dist. to School Bus:

Dist. to Public Transit:

Title to Land: **Freehold Strata**

Property Disc.: **Yes**

Fixtures Leased: :

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:

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.**

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?:

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Alwd w/Restrctns**

Restricted Age:

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **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.**

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.

REA Full Public The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC® indicates 'Personal Real Estate Corporation'.



Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

rennie