

# #506 - 6788 Minoru Boulevard, Richmond

\$1,098,000



**Welcome to CF Richmond Centre** – A 27 acre master planned community with world class homes & amenities. Your AC 3-bdrm home offers open floorplan, overheight ceilings & a balcony to enjoy the beautiful sunsets. Dream kitchen feat European cabinetry, kitchen island with ample counter space & a seamlessly integrated chef-style wall oven & gas cooktop by Gaggenau- the globally renowned leader in luxury kitchen appliances. Other feat. incl porcelain tiled walls in baths, double vanity & shower in the ensuite & a side-by-side laundry with built in shelving & hanging rod. Exclusive access to 73,000 SF of private amen space: Fitness facility, children's play area, family lounge, music rooms, theatre, work stations, games room – including a mahjong room, pet area & much more. 1 EV Parking & GST included.

## KEY INFORMATION

ADDRESS: #506 - 6788 Minoru Blvd., Richmond

PRICE: \$1,098,000

AREA: Brighthouse

TYPE: 3 Bedroom + 2 Bath+ Balcony

SQ FT: 843 SF\*

YEAR BUILT: 2025

STRATA FEES: \$691.60

## FEATURES

VIEWS: City & Courtyard

PARKING: 1 (EV)

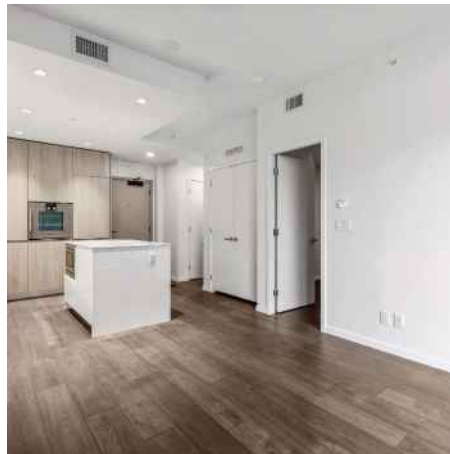
PETS: 2 Pets

RENTAL: No Airbnb

ELEMENTARY: Brighthouse Elementary

HIGH SCHOOL: Richmond Secondary

\* Strata Plan show 841 SF



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# 506-6788 MINORU BOULEVARD, RICHMOND, BC

MAIN FLOOR TOTAL: 843 SQ.FT.\*

BALCONY: 62 SQ. FT.

\* Strata Plan show 841 SF



## MAIN FLOOR PLAN

Ceiling Height: 8'-8"



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Presented by:  
**Derek Kai PREC\***

**Chow & Kai Group**  
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**Active**  
**R2978587**

Board: V  
Apartment/Condo

**506 6788 MINORU BOULEVARD**

Richmond  
Brighthouse  
V6Y 0M6

Residential Attached

**\$1,098,000 (LP)**

(SP) **M**



Sold Date: If new, GST/HST inc?: **Yes** Original Price: **\$1,098,000**  
Meas. Type: Bedrooms: **3** Approx. Year Built: **2025**  
Frontage(feet): Bathrooms: **2** Age: **0**  
Frontage(metres): Full Baths: **2** Zoning: **CDT1**  
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**  
Sq. Footage: **0.00** For Tax Year: **2024**  
Flood Plain: P.I.D.: **032-425-813** Tax Inc. Utilities?:  
View: **Yes : Courtyard & City** Tour:  
Complex / Subdiv: **RC at CF Richmond Centre**  
First Nation:  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**  
Construction: **Concrete**  
Exterior: **Concrete, Glass, Metal**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **R.I. Fireplaces:**  
Fireplace Fuel:  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 155 SECTION 8 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS10798 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Club House, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Playground, Recreation Center, Concierge**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main): **843**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **843 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **843 sq. ft.**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **6**

Units in Development:  
Exposure: **South**  
Mgmt. Co's Name: **AWM**  
Maint Fee: **\$691.60**  
Maint Fee Includes: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **388** Locker:  
Storeys in Building: **13**  
Mgmt. Co's #: **604-685-3227**  
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**

Restricted Age:

# of Pets: **2** Cats: **Yes** Dogs: **Yes**

# or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details: **No Airbnb**

| Floor | Type            | Dimensions  |
|-------|-----------------|-------------|
| Main  | Kitchen         | 11'5 x 7'11 |
| Main  | Living Room     | 10'5 x 10'6 |
| Main  | Primary Bedroom | 10'2 x 9'5  |
| Main  | Bedroom         | 10'3 x 9'10 |
| Main  | Bedroom         | 9'11 x 7'11 |
| Main  | Patio           | 18'3 x 3'5  |
|       |                 | x           |
|       |                 | x           |

| Floor | Type | Dimensions |
|-------|------|------------|
|       |      | x          |
|       |      | x          |
|       |      | x          |
|       |      | x          |
|       |      | x          |
|       |      | x          |
|       |      | x          |
|       |      | x          |

| Bath | Floor | # of Pieces | Ensuite? |
|------|-------|-------------|----------|
| 1    | Main  | 4           | No       |
| 2    | Main  | 4           | Yes      |
| 3    |       |             |          |
| 4    |       |             |          |
| 5    |       |             |          |
| 6    |       |             |          |
| 7    |       |             |          |
| 8    |       |             |          |

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

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REA Full Public  
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