

# #506 - 6788 Minoru Boulevard, Richmond

\$1,098,000



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

**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: Brighouse

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: Brighouse 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"



2' 4' 8'



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

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

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rennie

**Active**  
**R2978587**

Board: V  
Apartment/Condo

**506 6788 MINORU BOULEVARD**

Residential Attached

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

(SP)



Richmond  
Brighouse  
V6Y 0M6

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**

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.**

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:  
 Stores in Building: **13**  
 Mgmt. Co's #: **604-685-3227**  
 Council/Park Apprv?:

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

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**  
 Restricted Age:  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Detials: **No Airbnb**

# of Pets: **2**

Cats: **Yes**

Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
<b>Main</b>	<b>Kitchen</b>	<b>11'5 x 7'11</b>			x	1	<b>Main</b>	<b>4</b>	<b>No</b>
<b>Main</b>	<b>Living Room</b>	<b>10'5 x 10'6</b>			x	2	<b>Main</b>	<b>4</b>	<b>Yes</b>
<b>Main</b>	<b>Primary Bedroom</b>	<b>10'2 x 9'5</b>			x	3			
<b>Main</b>	<b>Bedroom</b>	<b>10'3 x 9'10</b>			x	4			
<b>Main</b>	<b>Bedroom</b>	<b>9'11 x 7'11</b>			x	5			
<b>Main</b>	<b>Patio</b>	<b>18'3 x 3'5</b>			x	6			
		x			x	7			
		x			x	8			

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

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