



Presented by:

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WestCoast Realty
You've found a home

Sold
R2628492
Board: V
Apartment/Condo

1104 8628 HAZELBRIDGE WAY

Richmond
West Cambie
V6X 0N3

Residential Attached

\$638,000 (LP)

\$630,000 (SP) **M**



Sold Date: **11/7/2021** If new, GST/HST inc?:
 Meas. Type: **Feet** Bedrooms: **1**
 Frontage(feet): Bathrooms: **1**
 Frontage(metres): Full Baths: **1**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **030-529-034**
 View: **Yes :CITY & MOUNTAIN**
 Complex / Subdiv: **SORRENTO**
 Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Original Price: **\$599,000**
 Approx. Year Built: **2018**
 Age: **3**
 Zoning: **CD1**
 Gross Taxes: **\$1,860.24**
 For Tax Year: **2020**
 Tax Inc. Utilities?: **No**
 Tour:

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
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: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **STRATA LOT 106, BLOCK 5N, PLAN EPS5073, SECTION 28, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Club House, Exercise Centre, Garden, Playground, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**
Site Influences: **Central Location**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Pantry, Smoke Alarm, Sprinkler - Fire**

| | | | |
|--|--|-----------------------------------|--------------------|
| Finished Floor (Main): 601 | Units in Development: | Tot Units in Strata: | Locker: Yes |
| Finished Floor (Above): 0 | Exposure: West | Storeys in Building: | |
| Finished Floor (AbvMain2): 0 | Mgmt. Co's Name: ASSOCIA | Mgmt. Co's #: 604-591-6060 | |
| Finished Floor (Below): 0 | Maint Fee: \$289.21 | Council/Park Apprv?: | |
| Finished Floor (Basement): 0 | Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water | | |
| Finished Floor (Total): 601 sq. ft. | | | |
| Unfinished Floor: 0 | | | |
| Grand Total: 601 sq. ft. | Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed | | |

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **5**
Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **>6m**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|----------------|------------|-------|------|------------|------|-------|-------------|----------|
| Main | Living Room | 10'6 x 10' | | | x | 1 | Main | 4 | Yes |
| Main | Master Bedroom | 10'3 x 9'4 | | | x | 2 | | | |
| Main | Dining Room | 10'6 x 8' | | | x | 3 | | | |
| Main | Kitchen | 7'8 x 6'8 | | | x | 4 | | | |
| Main | Den | 7'8 x 5'9 | | | x | 5 | | | |
| | | | | | x | 6 | | | |
| | | | | | x | 7 | | | |
| | | | | | x | 8 | | | |

Listing Broker(s): **Pacific Evergreen Realty Ltd.**

Extremely rare, luxury 1 bed + den spacious suite in Sorrento by the renowned Pinnacle International. Enjoy quiet living on 11th floor. HIGH 9' ceilings! Owner occupied, like new! Bright & excellent floorplan, very clean, & move-in ready. Features high end finishes & full sized appliances, central AIR CON + HEAT, ensuite, walk through closet w/ custom built-ins & large patio. Central location steps from restaurants, parks, Aberdeen & Bridgeport skytrain, & Capstan skytrain coming soon. World class amenities: gym, pool, huge bball/badminton full courts, amenity room, sauna, steam, rooftop garden, yoga & kids rooms, playground & more. Low strata fees, very well managed strata. 1 large parking. Rental & pets ok. Parking, Storage locker, Bicycle loop!!!