

FOR SALE & for living

BAYBERRY PARK
#7 - 7331 Heather Street
Richmond



#7 - 7331 Heather Street, Richmond

Welcome to Bayberry Park - Built by award winning builder Ledingham McAlister. This North/South facing 3 bedroom, 2.5 bathroom home is situated on the quiet side of the complex & offers a large living/dining room with a gourmet kitchen that incl. a gas stove & stainless steel appliances. Spacious patio off the kitchen perfect for bbqing with plenty of space for a table & chairs. Well kept by current owners with new carpets and paints. This home is in MOVE IN CONDITION. Double tandem garage offers space for 2 cars & storage. Bayberry Park is within walking distance to restaurants, schools, skytrain & Richmond Centre and offers its own garden courtyard.

INFORMATION YOU NEED TO KNOW:

PRICE	\$799,900
ADDRESS	#7 - 7331 Heather Street
AREA	McLennan North
TYPE	3 Bedroom
BATHS	2.5
SQ FT	1,321
STRATA FEES	\$199.76
PARKING	Attached Tandem Garage
STORAGE	Insuite
YEAR BUILT	2005
VIEW	North/South
PETS	Yes - 2 Pets Total
RENTALS	Yes - Minimum lease term of 6 months

INFORMATION YOU *want* TO KNOW:



Transit

0.5 km



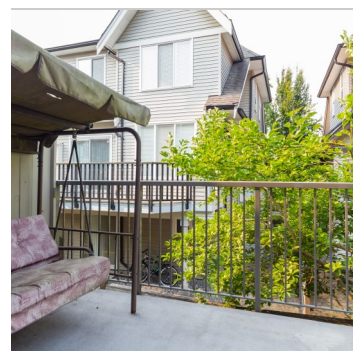
Nearest Park
Garden City



Schools nearby:
Garden City Elementary
& Palmer Secondary



Coffee shops within 1 km:
4



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Active
R2195411

Board: V
Apartment/Condo

7 7331 HEATHER STREET

Richmond
McLennan North
V6Y 4M3

Residential Attached

\$799,900 (LP)
(SP)



Sold Date: Frontage (feet): Original Price: **\$799,900**
Meas. Type: Frontage (metres): Approx. Year Built: **2005**
Depth / Size (ft.): Bedrooms: **3** Age: **12**
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **ZT57**
Flood Plain: Full Baths: **2** Gross Taxes: **\$2,138.29**
Council Apprv?: Half Baths: **1** For Tax Year: **2016**
Exposure: **South** Maint. Fee: **\$199.76** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **026-371-910**
Mgmt. Co's Name: **ASSOCIA BC** Tour:
Mgmt. Co's Phone: **604-591-6060**
View: **:**
Complex / Subdiv: **BAYBERRY PARK**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year: **2017**
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Grge/Double Tandem**
Locker: **N**
Dist. to Public Transit: **CLOSE**
Units in Development:
Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Total Units in Strata: **54**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **PL BCS1439 LT 7 BLK 4N LD 36 SEC 15 RNG 6W**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'6 x 7'3			x			x
Main	Nook	6'11 x 8'8			x			x
Main	Living Room	14'10 x 13'1			x			x
Main	Dining Room	7'8 x 9'10			x			x
Main	Patio	8'1 x 11'3			x			x
Above	Bedroom	8'4 x 9'3			x			x
Above	Bedroom	8'5 x 10'9			x			x
Above	Master Bedroom	11'7 x 11'1			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	592	# of Rooms:	8	# of Kitchens:	1	# of Levels:	3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	631	Crawl/Bsmt. Height:						1	Main	2	No	Barn:
Finished Floor (Below):	98	Restricted Age:						2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	2	Cats:	Y	Dogs:	Y	3	Above	4	No	Pool:
Finished Floor (Total):	1,321 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz: 10.2 X 44.3
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height: 6.10
Grand Total:	1,321 sq. ft.	Basement:	None					6				
								7				
								8				

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

Rennie & Associates Realty

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