

#511 - 8033 Saba Road, Richmond

\$739,900



Experience the best of Richmond living in this incredible air-conditioned, two-bedroom home featuring a massive 302 sq ft private patio. This quiet residence offers an open floor plan with no wasted space, separated bedrooms large enough for king-sized beds & two full bathrooms. The chef's dream kitchen boasts stainless steel appliances, a gas stove, a full-sized fridge, and stone counters with bar seating. Perfect for entertaining, your expansive patio is ideal for entertaining and year rounds BBQing. Building amenities include a gym, party room, media room, roof top garden and play area. Located steps from Richmond Centre, the SkyTrain, and top-tier dining, this home offers unmatched urban convenience. One parking stall & locker are included.

KEY INFORMATION

ADDRESS: #511 - 8033 Saba Road, Richmond

PRICE: \$739,900

AREA: Brighthouse

TYPE: 2 Bedroom + 2 Bath

SQ FT: 943 SF*

YEAR BUILT: 2010

TAX: \$ 2,606.08(2025)

STRATA FEES: \$580.95

FEATURES

VIEWS: Private Patio

PARKING: 1 (B-549)

LOCKER: 1 (West -91)

PETS: 2 Pets

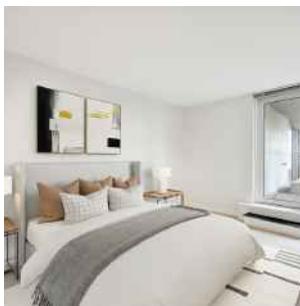
RENTALS: Minimum 1 Year

ELEMENTARY: Cook Elementary

HIGH SCHOOL: MacNeill Secondary

* Strata Plan shows 938 SF

**Some photos have been virtually staged



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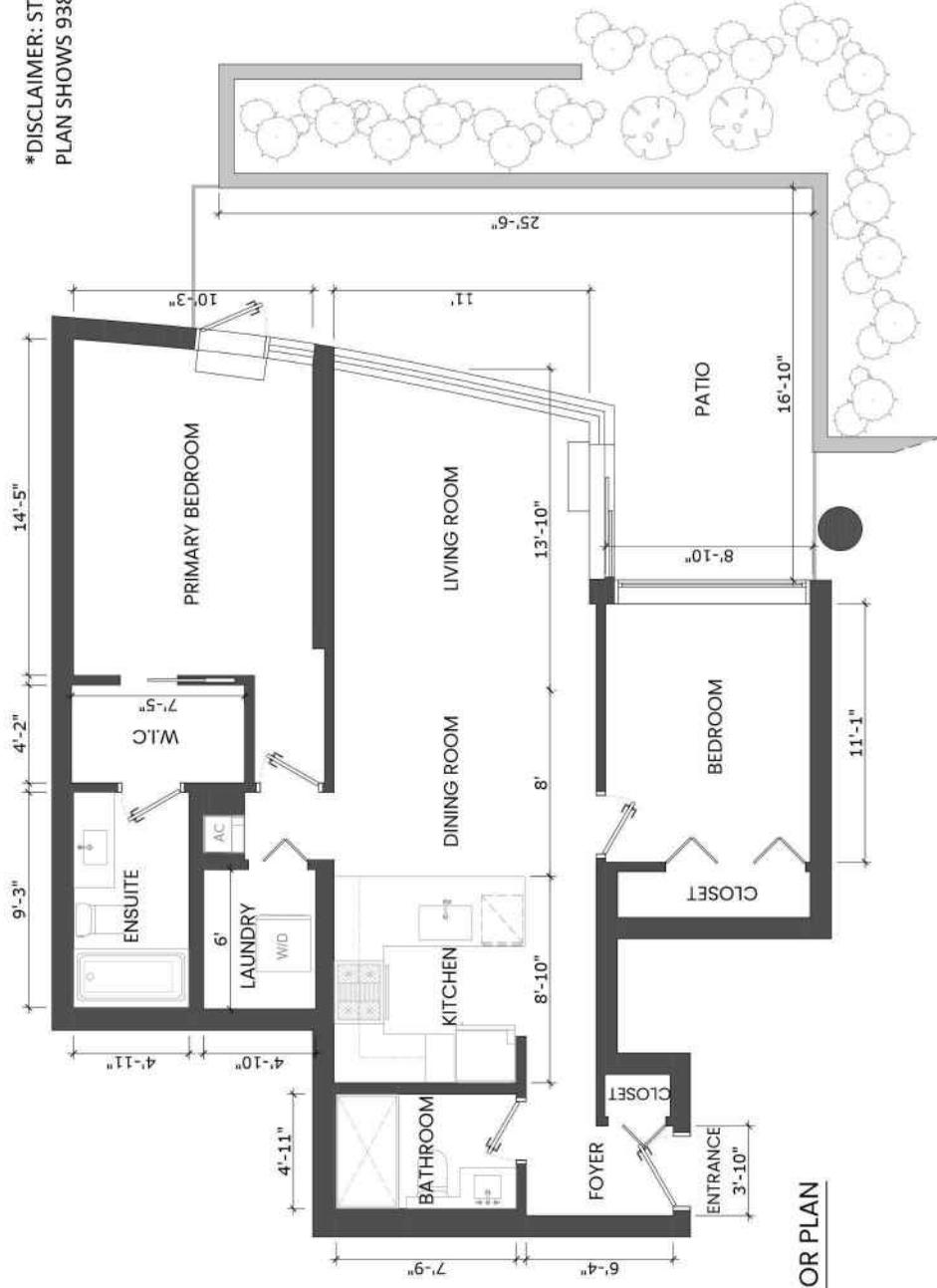
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511-8033 SABA ROAD, RICHMOND, BC

MAIN FLOOR TOTAL: 943 SQ.FT.
 PATIO: 302 SQ. FT.

* DISCLAIMER: STRATA
 PLAN SHOWS 938 SQ.FT.



MAIN FLOOR PLAN



* 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



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Presented by:
Derek Kai PREC*
 Chow & Kai Group
 Rennie & Associates Realty Ltd.
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Board: V
 Apartment/Condo

511 8033 SABA ROAD

Richmond
 Brighouse
 V6Y 4M8

Residential Attached

\$739,900 (LP)

(SP) **M**



Sold Date: If new,GST/HST inc?: Original Price: **\$739,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2010**
 Frontage(feet): Bathrooms: **2** Age: **16**
 Frontage(metres): Full Baths: **2** Zoning: **ZMU7**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,606.08**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: P.I.D.: **028-238-583** Tax Inc. Utilities?:
 View: : Tour:
 Complex / Subdiv: **PALOMA 2**
 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**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcny(s) Patio(s) Dck(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; Single, Visitor Parking**
 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**

Legal: **STRATA LOT 22 SECTION 9 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN BCS3856 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Playground, Storage**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/DW, Disposal - Waste, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **943**
 Finished Floor (Above): **0**
 Finished Floor (AbyMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **943 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **943 sq. ft.**

Units in Development:
 Exposure: **West**
 Mgmt. Co's Name: **Rancho**
 Maint Fee: **\$580.95**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **160** Locker: **Yes**
 Storeys in Building:
 Mgmt. Co's #: **604-684-4508**
 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 Allwd 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: **Minimum 1 Year**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	8'10 x 7'9			x	1	Main	4	Yes
Main	Dining Room	8' x 11'			x	2	Main	3	No
Main	Living Room	13'10 x 11'			x	3			
Main	Primary Bedroom	14'5 x 10'3			x	4			
Main	Walk-In Closet	7'5 x 4'2			x	5			
Main	Bedroom	11'1 x 8'10			x	6			
Main	Patio	16'10 x 25'6			x	7			
					x	8			

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

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