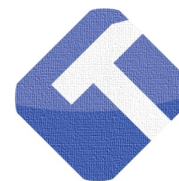




Presented by:  
**Peter X N Chen PREC\***

Top Vision Realty Inc.  
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**Active**  
**R2951183**  
Board: V  
Apartment/Condo

**1018 8988 PATTERSON ROAD**

Richmond  
West Cambie  
V6X 0R2

Residential Attached

**\$649,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$649,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>2017</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>7</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>ZHR10</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,809.23</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>030-286-590</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Mountain</b>		Tour:
Complex / Subdiv: <b>Concord Gardens - Park Estates</b>		
First Nation		
Services Connctd: <b>Community, Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Concrete**  
Exterior: **Concrete, Glass, Mixed**  
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: **Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate**

Legal: **STRATA LOT 153, BLOCK 5N, PLAN EPS4250, SECTION 27, 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, Club House, Elevator, Exercise Centre, Garden, Playground, Pool; Indoor, Sauna/Steam Room, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **566**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **566 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **566 sq. ft.**

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

# of Levels: **1**  
# of Rooms: **5**

Units in Development: **246**  
Exposure:  
Mgmt. Co's Name: **Rancho Management Ltd.**  
Maint Fee: **\$428.81**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: Locker: **Yes**  
Storeys in Building: **18**  
Mgmt. Co's #: **604-331-4264**  
Council/Park Apprv?:  
# of Pets: **2** Cats: **Yes** Dogs: **Yes**

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

Floor	Type	Dimensions
Main	Living Room	10'1 x 10'1
Main	Kitchen	10'1 x 12'5
Main	Primary Bedroom	9'3 x 8'6
Main	Walk-In Closet	6'8 x 4'1
Main	Den	8'2 x 7'4
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **Top Vision Realty Inc.**

**Top Vision Realty Inc.**

**Experience luxury in this mountain-view 1 bdr + den, 1 bath unit in Richmond's prestigious Concord Gardens Park Estates. Offering 560+ sqft of living space and a balcony, this home features floor-to-ceiling windows, granite countertops, and central A/C. Enjoy world-class amenities, including a clubhouse, sauna/steam room, hot tub, indoor pool, gym, bowling alley, theatre, ballroom, game room, study, meeting rooms, and yoga space. Step outside to a 70,000 sqft community park. Conveniently located within walking distance to SkyTrain, Costco, T&T, and River Rock Casino. This home combines modern comfort with unmatched convenience!**