



HOLLYBRIDGE

AT RIVER GREEN



MAXIMUM SIZE | MAXIMUM WATERVIEW | MAXIMUM VALUE

DEVELOPER: ASPAC Developments Ltd.

PROJECT ADDRESS: 6811, 6833, 6855 Pearson Way,
Richmond BC, Canada

NUMBER OF UNITS: 459

TENURE: Freehold Strata

ANTICIPATED COMPLETION DATE: 2023 Q2/Q3

WEBSITE: www.hollybridgeliving.com

PARKING: Purchase price includes at least 1 parking
stall and up to 2 Car Private Garage.

CEILING HEIGHT: At least 9 ft. ceiling, some units
with 19 ft. double height ceiling

BUILDING WARRANTY: 2/7/10 (Refer to
Disclosure Statement for details)

SITE MAP: Show nearby facilities i.e. University distance,
hospital, police stations, shopping centre etc.
(Please see attached file)

DISTANCE TO UBC & SFU: UBC (20 minutes driving
approximately) SFU (30 minutes driving approximately)

STRATA FEES: (APPROX.) CAD\$0.64 per sq. ft.
(Refer to Disclosure Statement for the exact amount
on individual unit and what it includes).

EXPENSES: Strata fee (monthly), Electricity (monthly),
Owner insurance (annual), property tax (annual),
Cable/Internet (monthly)

VENDORS LAWYER: Norton Rose Fulbright

BANKING: Can refer Canadian Bank for Mortgage -
Hong Kong representatives available.

TAX: Upon closing, the Purchaser will pay all costs relating to
the transfer of title to the Strata Lot, including Property Transfer
Tax and, if applicable, any GST, Harmonized Sales Tax, or any
other applicable value added, sales or transition tax. The Devel-
oper can provide the Purchaser a 2 hour free consultation with
a Canadian accountant to answer any tax related questions if
needed, upon accepted deal.

ASPAC
DEVELOPMENTS

In a continuing effort to meet the challenge of product improvement, the developer reserves the right to modify or change plans and specifications without notice. Pictures, drawings, digital renderings and landscape plans are for illustrative purposes only and are subject to change. Refer to disclosure statement for specific details. E. & O. E.



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PARKS & RECREATION

- 1 Minoru Park
- 2 Richmond Olympic Oval
- 3 Steveston Village
- 4 Terra Nova Park

ARTS & ENTERTAINMENT

- 1 Richmond Public Library & Museum
- 2 River Rock Casino Resort
- 3 Riverport Sports & Entertainment Complex

SCHOOLS

- 1 Kwantlen Polytechnic University
- 2 Langara College
- 3 Samuel Brighthouse Elementary School
- 4 Thompson Elementary School
- 5 Richmond Secondary School (IB Program)
- 6 Trinity Western University (Richmond Centre)
- 7 University of British Columbia (UBC)


GOLF COURSES

- 1 Mayfair Lakes Golf Club
- 2 Quilchena Golf Club
- 3 Langara Golf Course

SHOPPING

- 1 Aberdeen Centre
- 2 Lansdowne Centre
- 3 Richmond Centre
- 4 McArthurGlen Designer Outlet Mall
- 5 Oakridge Centre

 Canada Line SkyTrain Station

 Richmond City Hall

 Richmond General Hospital