



#### NEIGHBORHOOD HIGHLIGHTS

##### Elementary School

Cook Elementary

##### Secondary

MacNeill Secondary

##### French Immersion

McRoberts Secondary

**WALK SCORE: 59**

**TRANSIT SCORE: 73**

**BIKE SCORE: 75**

## 216-8740 CITATION DRIVE

1 BED, 1 BATH, 452 SQ. FT.

Experience urban living at its finest in this 1-bed, 452 sq ft condo in the heart of Brighthouse. Centrally located, it offers easy access to transit, shopping, and restaurants. Enjoy great amenities - outdoor pool, sauna, hot tub, tennis courts, fitness centre. The building updates include rainscreen project and windows (2013), roof (2012), boiler (2018) and elevator (2017), ensuring peace of mind. Perfect for singles, young professionals, or investors seeking a convenient home in a vibrant neighborhood close to rapid transit.

**\$399,000**

**Keith Roy**  
AND ASSOCIATES

604.210.2933  
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www.KeithRoy.com



**RE/MAX**



Keith Roy PREC



Taryn Lees



Greg Dent



Sarah Hopkins



Greg Andruff PREC

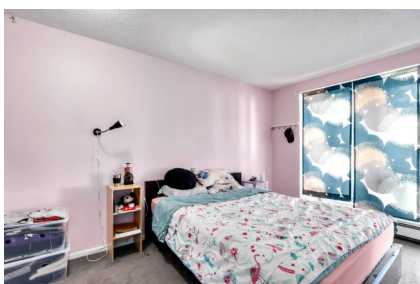
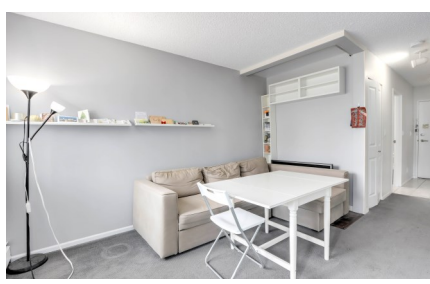
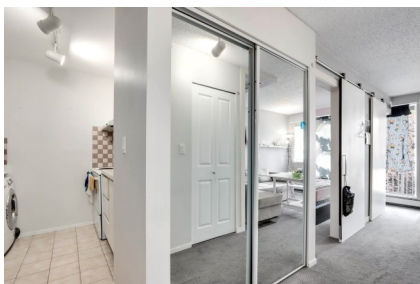


Emma Hamel

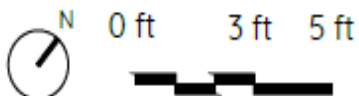
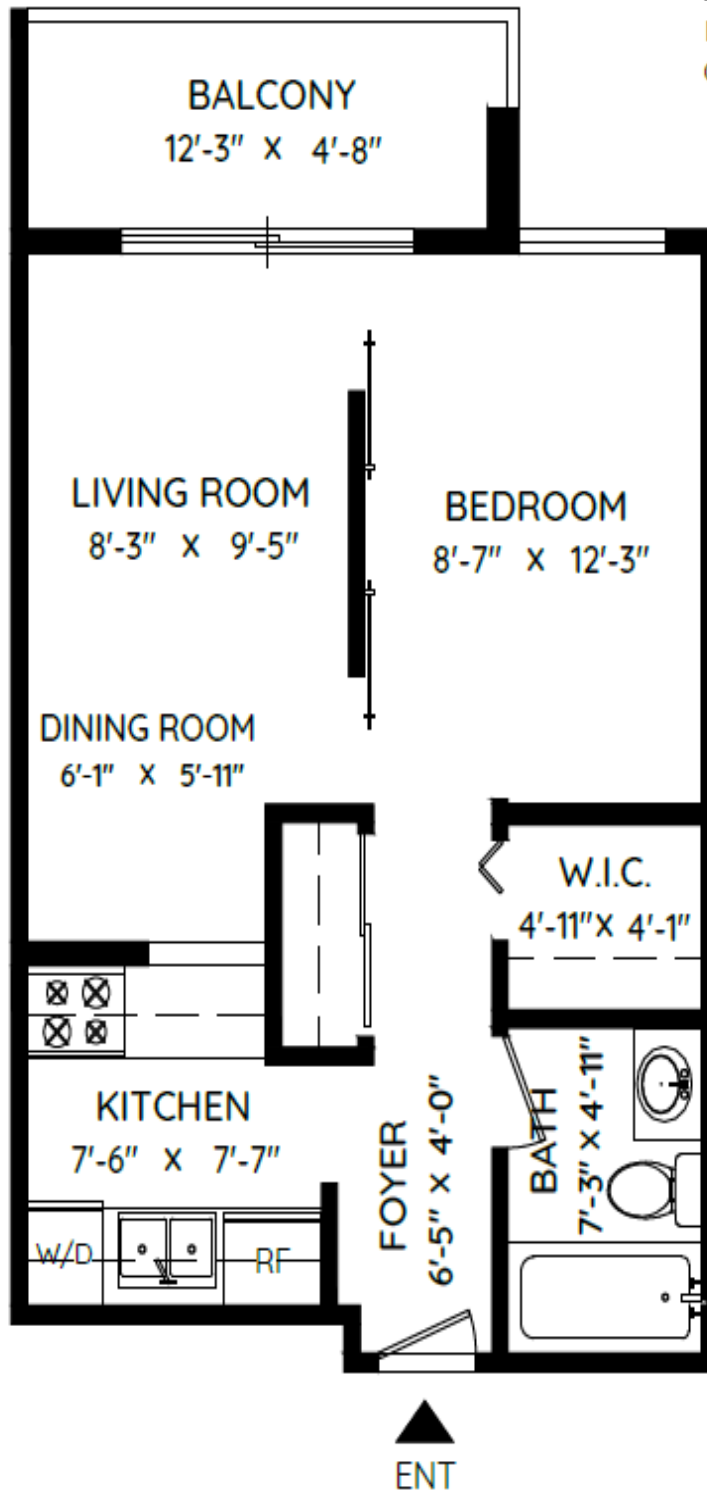


# 216-8740 CITATION DRIVE

View additional photos & 3D Tour at [www.KeithRoy.com](http://www.KeithRoy.com)



LIVING AREA	452 SQ.FT.
BALCONY	64 SQ.FT.
CEILING HEIGHT	8'-0"



The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only.  
May include unfinished areas. Not suitable for architectural or construction. E&O Insured

keyplan  
plan your space

Booked on  
the Pixilink App™







Presented by:  
**Keith Roy PREC\***  
 RE/MAX Select Realty  
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**Active**  
**R2803453**  
 Board: V  
 Apartment/Condo

**216 8740 CITATION DRIVE**  
 Richmond  
 Brighthouse  
 V6Y 3A3

Residential Attached  
**\$399,000** (LP)  
 (SP)



Sold Date:		If new, GST/HST inc?:	Original Price: <b>\$399,000</b>
Meas. Type: <b>Feet</b>		Bedrooms: <b>1</b>	Approx. Year Built: <b>1979</b>
Frontage(feet):		Bathrooms: <b>1</b>	Age: <b>44</b>
Frontage(metres):		Full Baths: <b>1</b>	Zoning: <b>025*</b>
Depth / Size (ft.):		Half Baths: <b>0</b>	Gross Taxes: <b>\$779.55</b>
Sq. Footage: <b>0.00</b>			For Tax Year: <b>2022</b>
Flood Plain:		P.I.D.: <b>001-750-038</b>	Tax Inc. Utilities?: <b>No</b>
View:			Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>CHARTWELL MEWS</b>			
First Nation:			
Services Connctd: <b>Community, Electricity, Water</b>			
Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>	

Style of Home: **Inside Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Vinyl**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Baseboard**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Torch-On**

Reno. Year:  
 Rain Screen: **Partial**  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 50, BLOCK 4N, PLAN NWS1321, SECTION 9.10, 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 1**

Amenities: **Elevator, Exercise Centre, Playground, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub, Tennis Court(s)**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main): <b>452</b>	Units in Development: <b>142</b>	Tot Units in Strata: <b>142</b> Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>3</b>
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>PACIFIC QUORUM</b>	Mgmt. Co's #: <b>604-635-0260</b>
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$232.47</b>	Council/Park Apprv?:
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility</b>	
Finished Floor (Total): <b>452 sq. ft.</b>		
Unfinished Floor: <b>0</b>		
Grand Total: <b>452 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b>	
Suite: <b>None</b>	Restricted Age:	# of Pets: <b>1</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:	
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>	
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>6 MONTH MINIMUM</b>	
# of Rooms: <b>6</b>		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'5 x 4'0			x	1	Main	4	No
Main	Kitchen	7'6 x 7'7			x	2			
Main	Living Room	8'3 x 9'5			x	3			
Main	Dining Room	6'1 x 5'11			x	4			
Main	Bedroom	8'7 x 12'3			x	5			
Main	Walk-In Closet	4'11 x 4'1			x	6			
		x			x	7			
		x			x	8			

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