



## 315-8400 ANDERSON ROAD

2 BED | 2 BATH | 875 SQ. FT.

Welcome to ARGENTUM! Rarely available 2 bedroom 2 bath CORNER TOP FLOOR PENTHOUSE! Facing NORTH, EAST and SOUTH with 3 sides of expansive windows to maximize natural light and cross ventilation. Impressive open concept floorplan with 9' ceilings throughout. Features include updated fridge and washer/dryer, electric fireplace, granite counters, and engineered h/w floors. Building features party room, fitness room, playground, visitor parking & bike rooms. Central location steps to Richmond Centre, Skytrain, Library, Minoru Center and Arenas, schools, restaurants, parks and more! 1 parking and 1 storage included.

### NEIGHBOURHOOD HIGHLIGHTS

**Elementary School**

Cook Elementary

**High School**

MacNeill Secondary

**French Immersion**

Anderson Elementary  
Whiteside Elementary  
McRoberts Secondary

**WALK SCORE:** 88

**BIKE SCORE:** 73

**TRANSIT SCORE:** 76

**Keith Roy**  
AND ASSOCIATES

604-210-2933  
team@KeithRoy.com  
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**RE/MAX**



KEITH ROY, PREC\*



GREG DENT



GREGORY ANDRUFF, PREC\*



TARYN LEES



SARAH HOPKINS



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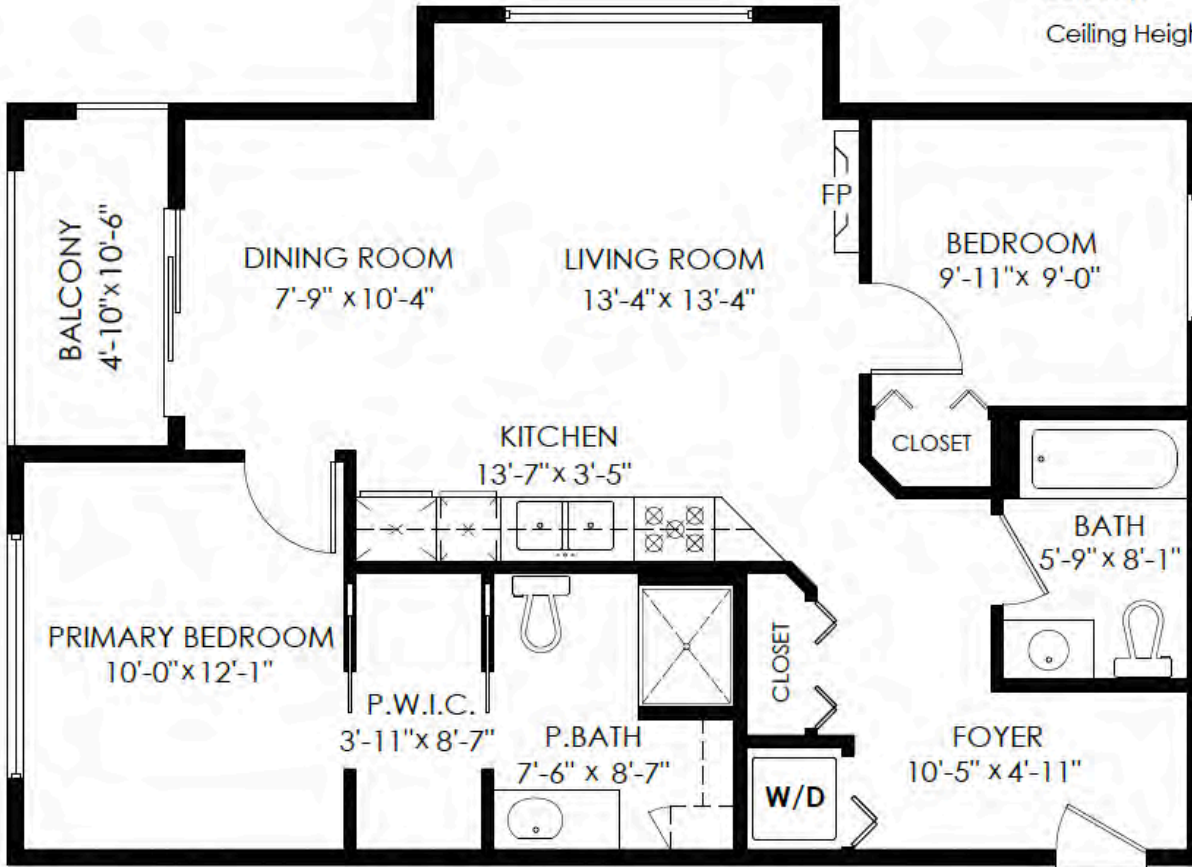


View additional photos & 3D tour at [www.KeithRoy.com](http://www.KeithRoy.com)

**Floor Area:** 875 sq.ft.

Balcony: 50 sq.ft.

Ceiling Height: 9'-0"



SCALE



MEASURED ON: (2024-07-23)

info@pixlworks.com www.pixlworks.com 604.329.5788



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.



Presented by:  
**Keith Roy PREC\***

**Keith Roy and Associates**  
RE/MAX Select Realty  
Phone: 604-210-2933  
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team@keithroy.com



**Active**  
**R2920549**

Board: V  
Apartment/Condo

**315 8400 ANDERSON ROAD**

Richmond  
Brighthouse  
V6Y 1S6

Residential Attached

**\$699,000** (LP)   
(SP)



Sold Date: \_\_\_\_\_ If new,GST/HST inc?: \_\_\_\_\_ Original Price: **\$699,000**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2009**  
Frontage(feet): \_\_\_\_\_ Bathrooms: **2** Age: **15**  
Frontage(metres): \_\_\_\_\_ Full Baths: **2** Zoning: **ZLR17**  
Depth / Size (ft.): \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$2,022.78**  
Sq. Footage: **0.00** P.I.D.: **027-834-166** For Tax Year: **2023**  
Flood Plain: \_\_\_\_\_ View: **No** Tax Inc. Utilities?: **No**  
Tour: **Virtual Tour URL**  
Complex / Subdiv: **ARGENTUM**  
First Nation \_\_\_\_\_  
Services Connctd: **Community, Electricity, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage Underbuilding, Visitor Parking**  
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: **Hardwood, Tile**

Renovations: \_\_\_\_\_  
# of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Torch-On**

Reno. Year: \_\_\_\_\_  
Rain Screen: **Full**  
Metered Water: \_\_\_\_\_  
R.I. Plumbing: \_\_\_\_\_

Legal: **STRATA LOT 43, BLOCK 4N, PLAN BCS3343, SECTION 9, 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: **Club House, Elevator, Exercise Centre, In Suite Laundry, Playground**

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

Finished Floor (Main): **875**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **875 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **875 sq. ft.**

Units in Development: **43**  
Exposure: \_\_\_\_\_  
Mgmt. Co's Name: **RIVERWEST PPTY MGMT**  
Maint Fee: **\$372.61**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata: **43** Locker: **Yes**  
Stores in Building: **4**  
Mgmt. Co's #: \_\_\_\_\_  
Council/Park Apprv?: \_\_\_\_\_

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age: \_\_\_\_\_ # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed: \_\_\_\_\_  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details: \_\_\_\_\_

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	10'5 x 4'11			x	1	Main	4	No
Main	Living Room	13'4 x 13'4			x	2	Main	3	Yes
Main	Kitchen	13'7 x 3'5			x	3			
Main	Dining Room	7'9 x 10'4			x	4			
Main	Primary Bedroom	10' x 12'1			x	5			
Main	Walk-In Closet	3'11 x 8'7			x	6			
Main	Bedroom	9'11 x 9'			x	7			
					x	8			

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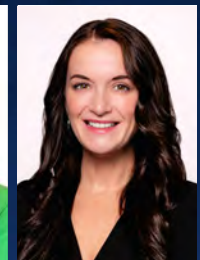
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