



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Homma Elementary

Secondary School

McMath Secondary

French Immersion

Homma & Diefenbaker Elementaries

McMath Secondary

BIKE SCORE: 66

TRANSIT SCORE: 28

WALK SCORE: 34

54-6300 LONDON ROAD

2 BED, 2 BATH, 1179 SQ. FT.

Rarely available rancher-style townhouse at McKinney Crossing! This large, bright 2 bedroom, 2 bathroom townhouse is the no-compromise home you've been looking for. The large, open concept entertaining space with lots of natural light on two sides can be accessed directly from your front door for your guests or your back door (a short walk from your 2 secured, underground parking stalls). Large, private patio is perfect for outdoor entertaining and the shed provides for additional storage. Complex is in excellent condition - an exterior painting project has recently been completed. 2 Pets allowed.

\$850,000

Keith Roy, PREC*

Jacob Lahti

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

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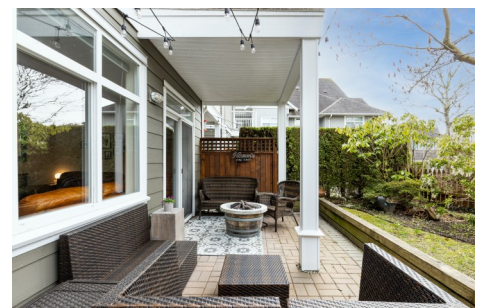
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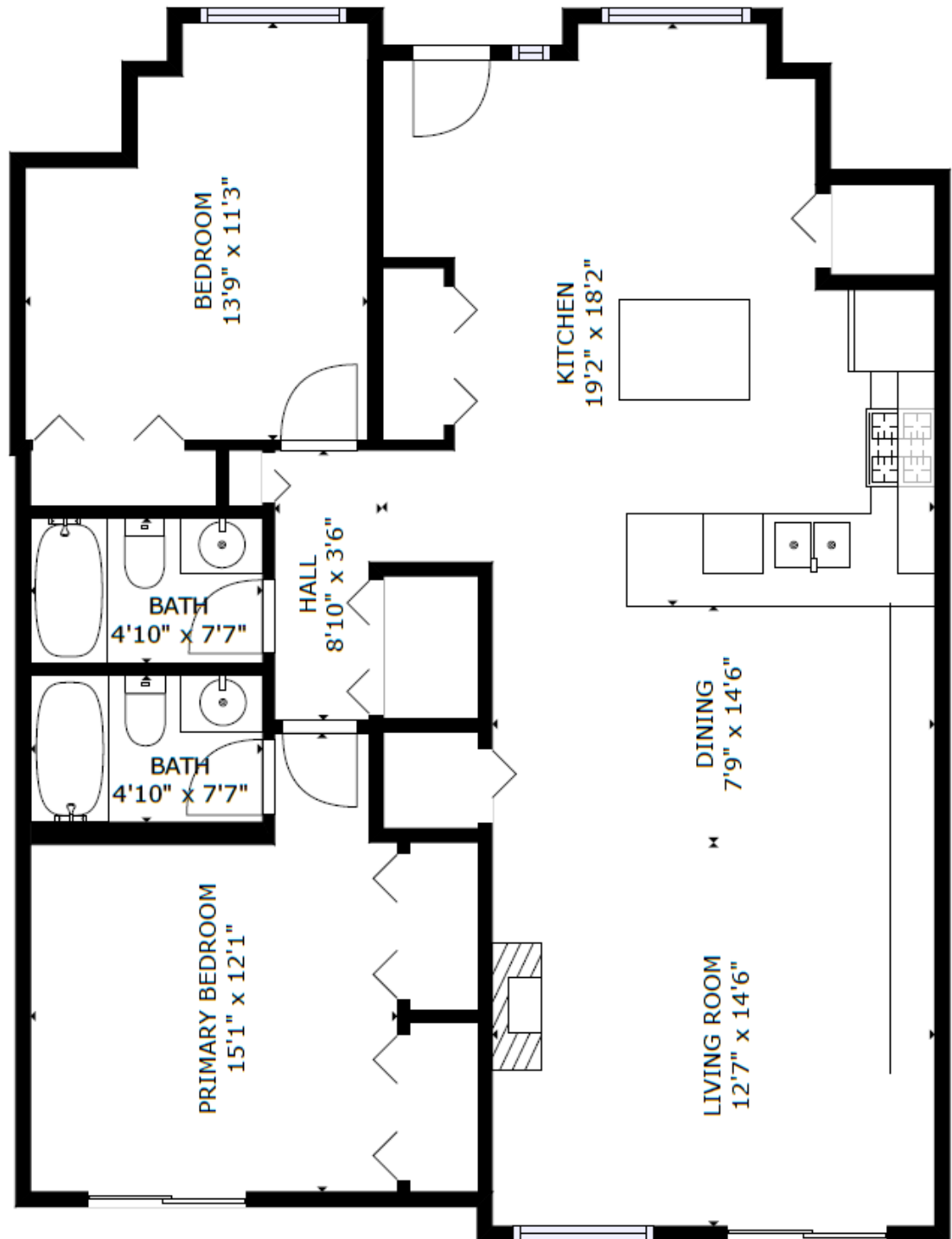
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View additional photos & 3D Tour at www.KeithRoy.com



GROSS INTERNAL AREA
FLOOR 1: 1179 sq. ft
TOTAL: 1179 sq. ft

THIS FLOOR PLAN IS FOR MARKETING PURPOSES ONLY.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Presented by:
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Active
R2670065
 Board: V
 Townhouse

54 6300 LONDON ROAD
 Richmond
 Steveston South
 V7E 6V6

Residential Attached
\$850,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$850,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2006
Frontage(feet):	Bathrooms: 2	Age: 16
Frontage(metres):	Full Baths: 2	Zoning: ZT43
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,271.11
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 026-581-094	Tax Inc. Utilities?:
View: :		Tour: Virtual Tour URL
Complex / Subdiv:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Ground Level Unit, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Slab**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage Underbuilding, Garage, Underground**
 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: **Wall/Wall/Mixed**

Legal: **STRATA LOT 69, BLOCK 3N, PLAN BCS1023, SECTION 18, 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: **Garden, Playground**

Site Influences: **Marina Nearby, Shopping Nearby**

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm, Storage Shed**

Finished Floor (Main): **1,179**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,179 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,179 sq. ft.**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht: **# of Levels: 1**
 # of Kitchens: **1** **# of Rooms: 6**

Units in Development: **83**
 Exposure: **East**
 Mgmt. Co's Name: **Riverwest Realty**
 Maint Fee: **\$344.13**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer**

Tot Units in Strata: **83** Locker: **No**
 Storeys in Building: **3**
 Mgmt. Co's #: **604-271-0220**
 Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: **# of Pets: 2**
 # or % of Rentals Allowed: **6#**
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details: **Short Term not indicated in Bylaws.**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Kitchen	19'2 x 18'2
Main	Dining Room	7'9 x 14'6
Main	Living Room	12'7 x 14'6
Main	Bedroom	15'1 x 12'1
Main	Other	8'10 x 3'6
Main	Bedroom	13'9 x 11'3
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

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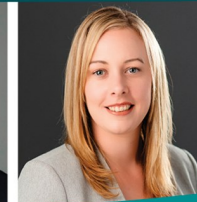
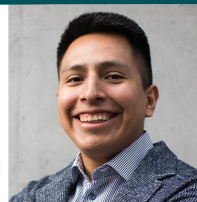
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