



**NEIGHBORHOOD HIGHLIGHTS**

Elementary School

Ferris Elementary

High School

Richmond Secondary

French Immersion

Gilmore Elementary

Whiteside Elementary

McRoberts Secondary

**BIKE SCORE:** 72

**TRANSIT SCORE:** 74

# 117-7431 MINORU BOULEVARD

1 BED, 1 BATH, 796 SQ. FT.

Welcome Home! Large one bedroom in Woodridge Estates. Enjoy the summer on the 203sf sunny, south facing balcony with treed outlook! This beautifully renovated home includes laminate floors, quartz counters, subway tiles, built-in desk, and heated floors in the bathroom. The smart layout has in-suite storage/laundry room, large bedroom with walk-in closet, and a spacious living room with wood burning fireplace. Well maintained complex includes outdoor pool, indoor hot tub and sauna. Walking distance to Skytrain, Richmond Centre and Minoru Park. Includes 1 parking. Rentals allowed.

**\$415,000**

Keith Roy, PREC\*

Taryn Lees

Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

**Keith Roy**  
AND ASSOCIATES

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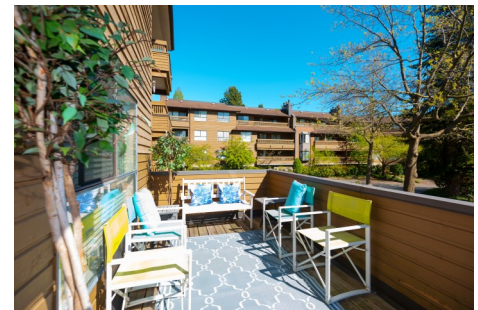
**RE/MAX**

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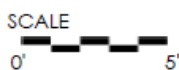
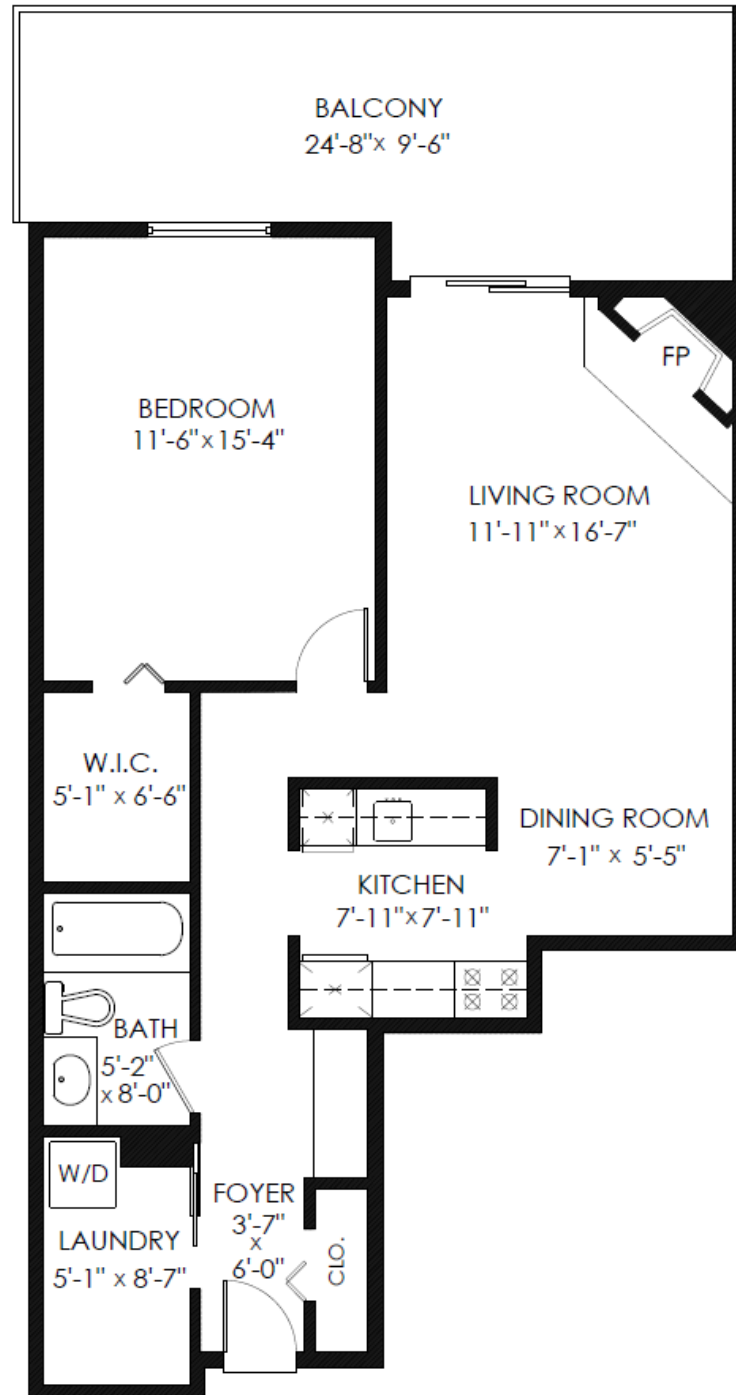
\*Personal Real Estate Corporation

# 117-7431 MINORU BOULEVARD

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



Floor Area: 796 sq.ft.  
Balcony: 203 sq.ft.  
Ceiling Height: 8'-0"



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. [www.PixlWorks.com](http://www.PixlWorks.com)





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

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**Active**  
**R2572813**  
Board: V  
Apartment/Condo

**117 7431 MINORU BOULEVARD**

Richmond  
Brighthouse South  
V6Y 1Z3

Residential Attached  
**\$415,000 (LP)**  
(SP) **M**



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$415,000**  
Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **1981**  
Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **1** Age: **40**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RAM-1**  
Flood Plain: \_\_\_\_\_ Full Baths: **1** Gross Taxes: **\$1,184.88**  
Council Apprv?: \_\_\_\_\_ Half Baths: **0** For Tax Year: **2020**  
Exposure: **Southeast** Maint. Fee: **\$364.08** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: \_\_\_\_\_ Mgmt. Co's Name: **WYNFORD GROUP** P.I.D.: **002-141-205**  
Mgmt. Co's Phone: **604-261-0285** Tour: **Virtual Tour URL**  
View: **No :**  
Complex / Subdiv: **WOODRIDGE ESTATES**  
Services Connected: **Community, Electricity, Water**  
Sewer Type: \_\_\_\_\_

Style of Home: <b>Inside Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage Underbuilding, Visitor Parking</b>		
Exterior: <b>Wood</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year: <b>2010</b>	Dist. to Public Transit: <b>CLOSE</b>	Dist. to School Bus: <b>CLOSE</b>
Rain Screen: <b>No</b>	R.I. Plumbing: _____	Units in Development: <b>141</b>	Total Units in Strata: <b>141</b>
Renovations: <b>Completely</b>	Metered Water: _____	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces: _____	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Wood</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Electric</b>		Fixtures Rmvd: <b>Yes: TV's &amp; mounts, and Laundry Room Shelving Will Be</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Laminate, Tile</b>	
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
Legal: **STRATA LOT 81 SECTION 17 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW1942 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**  
Amenities: **Bike Room, Elevator, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'7 x 6'			x			x
Main	Kitchen	7'11 x 7'11			x			x
Main	Dining Room	7'1 x 5'5			x			x
Main	Living Room	11'11 x 16'7			x			x
Main	Bedroom	11'6 x 15'4			x			x
Main	Walk-In Closet	5'1 x 6'6			x			x
Main	Laundry	5'1 x 8'7			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>796</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>No</b>	3				Pool:
Finished Floor (Total): <b>796 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total: <b>796 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

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