



# 29-7491 NO. 1 ROAD

## 3 BED, 3 BATH, 1384 SQ. FT.

### NEIGHBORHOOD HIGHLIGHTS

Elementary School

Quilchena Elementary

High School

Boyd Secondary

French Immersion

Gilmore Elementary

Diefenbaker/McMath Secondary

Welcome to Quilchena Park Estates in West Richmond. This spacious home features 3 bedrooms upstairs, a large living room, eat-in kitchen and dining room downstairs and 2 outdoor spaces. Some recent updates include kitchen countertops, hardwood floors and new carpet upstairs. The complex is perfect for young families or couples who desire room to grow. With access to your back patio through the living room and dining room, you can entertain with backyard BBQs on your west-facing patio. Located on the east side of the complex backing onto the elementary school park. You are walking distance to the dyke, Richmond schools, transit and all shopping. Rentals allowed with restrictions. Pets allowed.

**\$699,000**

Keith Roy, PREC\*

Jacob Lahti

Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

**Keith Roy**  
AND ASSOCIATES

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Master  
11 Years



**RE/MAX**

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\*Personal Real Estate Corporation

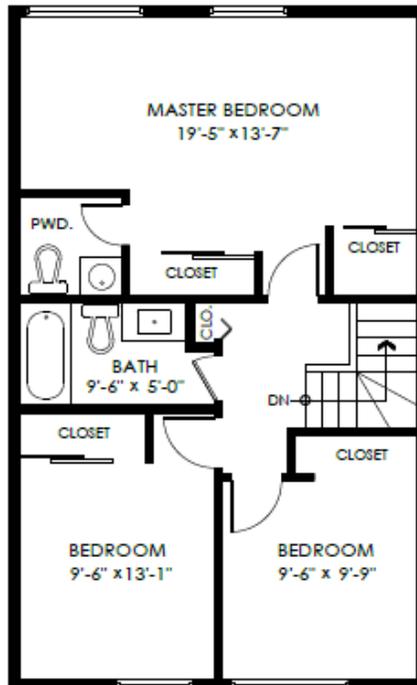
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View additional photos & 3D Tour at [www.KeithRoy.com](http://www.KeithRoy.com)



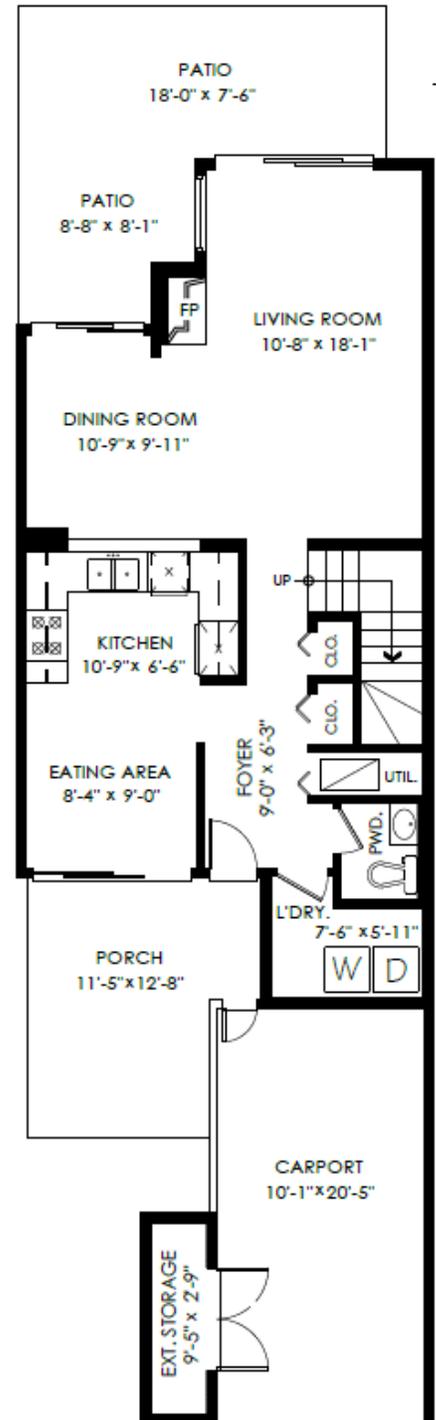
Main Floor: 701 sq.ft.  
Upper Floor: 683 sq.ft.  
**Total Livable: 1,384 sq.ft.**

Carport: 216 sq.ft.  
Patio: 199 sq.ft.  
Ext. Storage: 39 sq.ft.  
Porch: 128 sq.ft.  
**Total Extras: 582 sq.ft.**



**Upper Floor Plan**

Floor Area: 683 sq.ft.  
Ceiling Height: 7'-11"



**Main Floor Plan**

Floor Area: 701 sq.ft.  
Ceiling Height: 8'-0"



MEASURED ON: (2021-11-08)

info@pixlworks.com www.pixlworks.com 604.329.5788

E&O Insured. Total square foot calculated to gross unit area. S&T 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 1/2-3/8" tolerance.





Presented by:  
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**Active**  
**R2632365**  
 Board: V  
 Townhouse

**29 7491 NO.1 ROAD**  
 Richmond  
 Quilchena RI  
 V7C 1T7

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



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$699,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1975**  
 Frontage(feet): \_\_\_\_\_ Bathrooms: **3** Age: **46**  
 Frontage(metres): \_\_\_\_\_ Full Baths: **1** Zoning: **RTL-1**  
 Depth / Size (ft.): \_\_\_\_\_ Half Baths: **2** Gross Taxes: **\$1,846.16**  
 Sq. Footage: **0.00** P.I.D.: **000-921-939** For Tax Year: **2020**  
 Flood Plain: \_\_\_\_\_ View: \_\_\_\_\_ Tax Inc. Utilities?: \_\_\_\_\_  
 Complex / Subdiv: **QUILCHENA PARK ESTATES** Tour: **Virtual Tour URL**  
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
 # of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_  
 Fireplace Fuel: **Wood** Metered Water: \_\_\_\_\_  
 Fuel/Heating: **Forced Air** R.I. Plumbing: \_\_\_\_\_  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Carpport; Single**  
 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: **Laminate**

Legal: **STRATA LOT 29 SECTION 15 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW243 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Garden, In Suite Laundry, Storage**

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

Finished Floor (Main): **701**  
 Finished Floor (Above): **683**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,384 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,384 sq. ft.**

Units in Development: **68** Tot Units in Strata: **68** Locker: **No**  
 Exposure: **West** Storeys in Building: \_\_\_\_\_  
 Mgmt. Co's Name: **FS Residential** Mgmt. Co's #: **604-683-8900**  
 Maint Fee: **\$390.99** Council/Park Apprv?: **No**  
 Maint Fee Includes: **Garbage Pickup, Hot Water, Management, Snow removal**

Suite: **None**  
 Basement: **None**  
 Crawl/Bsmt. Ht: \_\_\_\_\_ # of Levels: **2**  
 # of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed, Rentals Allwd w/Restrctns**  
 Restricted Age: \_\_\_\_\_ # of Pets: **No Restriction** Cats: **Yes** Dogs: **Yes**  
 # or % of Rentals Allowed: **7#**  
 Short Term (<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details: \_\_\_\_\_

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'0 x 6'3	Above	Bedroom	9'6 x 9'9	1	Main	2	No
Main	Laundry	7'6 x 5'11			x	2	Above	2	Yes
Main	Kitchen	10'9 x 6'6			x	3	Above	4	No
Main	Eating Area	8'4 x 9'0			x	4			
Main	Dining Room	10'9 x 9'11			x	5			
Main	Living Room	10'8 x 18'1			x	6			
Above	Master Bedroom	19'5 x 13'7			x	7			
Above	Bedroom	9'6 x 13'1			x	8			

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