

Presented by:
Scott Carpenter
 Re/Max Select Properties
 Email: scott_lesliec@yahoo.com
 Phone: 604-737-8865
 Cell: 604-880-0037

Riverdale RI, Richmond Residential Attached
#104 - 6655 LYNAS LN **MLS # V578355** **Active**



List Price: **\$163,000**

Previous Price: Subdiv/Complex: **BRAESIDE**
 Original Price: **\$163,000** View:
 Frontage: Postal Code: **V7C 3K8**

Depth/Size: Type: **Apartment Unit**
 Lot SqFt: **0** Approx Yr Blt: **1983**
 Exposure: Age at List Date: **23**
 Stories in Bldg: Bedrooms: **1** Zoning: **APT**
 Flood Plain: Bathrooms: **1** Taxes: **\$797 / 2005**
 Meas. Type: Full Baths: **1** Gst Incl:
 Fixtures Lsd: Half Baths: **0** Apprvl Reqd:
 Fixt Removed: Occupancy: **Vacant**

Style of Home: **Other** Total Parking: **1** Covered Parking: **1**
 Construction: **Frame - Wood** Parking Stall #: Parking Stall Owned:
 Foundation: **Concrete Slab** Parking Access:
 Exterior: **Stucco / Other** Parking Facilities: **Garage Underbuilding**

Rain Screen:
 Type of Roof: **Tar & Gravel** Dist to Public Trans: Dist to School/Bus:
 Renovations: Reno Year: Units in Development: Total Units in Strata:
 Flooring: **Mixed** Locker: Locker #:
 Water Supply: **City/Municipal** Possession:
 Heat/Fuel: **Electric** Title to Land: **Freehold Strata**
 No. of Fireplaces: **0** R/I Fireplaces: Seller's Interest: **Estate Sale**
 Fireplace Fuel: **None** Mortgage Info: **0 - Treat as Clear Title;**
 Outdoor Area: **Balcony(s)** Property Disclosure: **/ Yes**
 Mngmt Co/Phone: **WYNFORD GROUP / 604-261-0285** Bylaw Restrictions: **Pets Allowed, Rentals Allowed**
 Mo. Maint Charge: **\$163.77**

Maint Charge Incl: **Gardening, Gas, Hot Water, Management**

Legal: **PL NW1730 LT 60 BLK 4N LD 36 SEC 12 RNG 7W** PID: **001-930-800**
 Amenities: **In Suite Laundry**
 Features Incl: **Clothes Washer/Dryer, Drapes/Window Coverings, Garage Door Opener, Refrigerator, Stove**

Site Influences: **Central Location**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'6 X 12'						
Main F.	Dining	8'6 X 8'						
Main F.	Kitchen	5'6 X 7'6						
Main F.	Master Bedroom	13' X 10'						
Main F.	Storage	5' X 5'6						
Main F.	Walk-In Closet	4' X 7'						
Main F.	Entrance Hall	10' X 7'						

Floor Area (SqFt):	Total # Rooms: 7	Bathrooms:
Finished Floor Area Main: 757	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 0 Piece; Ensuite: N
Finished Floor Area Down: 0	Bsmt Height: 4	3 0 Piece; Ensuite: N
Finished Floor Area Bsmt: 0	Restricted Age: 5	
Total Finished Floor Area: 757	# Pets; Cats; Dogs: 6	
Unfinished Floor Area: 0	# or % Rentals: 7	
Grand Total Floor Area: 757		8

Listing Broker(s): **(1) Re/Max Select Properties**

Large 1-Bedroom Suite. Freshly painted and in good condition. Wonderful (big) patio/balcony with park outlook. Easy to show.