



604.706.1710

# BC Condos & Homes Team

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**R2603884****Active**

Apartment/Condo  
Residential Attached

**316 8520 GENERAL CURRIE ROAD**

Richmond  
Brighthouse South  
**Queen's Gate**

**\$499,000** (LP)

(SP)

**\$490.18** L\$/SF

S\$/SF

Sold Date:



Sold Date: Frontage (feet): Approx. Year Built: **1990**  
 Meas. Type: Frontage (metres): Age: **31**  
 Depth / Size (ft.): Bedrooms: **2** Zoning: **RAM1**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Gross Taxes: **\$1,516.28**  
 Flood Plain: Full Baths: **2** For Tax Year: **2020**  
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?: **No**  
 Exposure: Maint. Fee: **\$421.04** P.I.D.: **015-264-092**  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **FSR**  
 Mgmt. Co's Phone: **604-683-8900**  
 View: **No**  
 Complex / Subdiv: **Queen's Gate**  
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Other**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation:  
 Rain Screen: **Full**  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Electric, Natural Gas**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Torch-On**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces: **0**  
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Carpport; Single**  
 Locker: **Y**  
 Dist. to Public Transit:  
 Units in Development: **222** Dist. to School Bus:  
 Title to Land: **Freehold Strata** Total Units in Strata: **222**  
 Seller's Interest: **Power of Attorney**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**  
 Legal: **STRATA LOT 70, BLOCK 4N, PLAN NWS3119, SECTION 16, 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 1**  
 Amenities: **Bike Room, Club House, In Suite Laundry, Pool; Indoor, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Refrigerator, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 13'8			x			x
Main	Dining Room	9'0 x 11'0			x			x
Main	Master Bedroom	18'6 x 10'10			x			x
Main	Bedroom	10'0 x 10'0			x			x
Main	Walk-In Closet	6'6 x 5'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,018</b>	# of Rooms:	<b>5</b>	# of Kitchens:	<b>0</b>	# of Levels:	<b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						1	Main	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:						2	Main	<b>5</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	<b>1,018 sq. ft.</b>	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict:	<b>Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed,</b>					5				Door Height:
Grand Total:	<b>1,018 sq. ft.</b>	Basement:	<b>None</b>					6				
								7				
								8				

Listing Broker(s): **RE/MAX Crest Realty**

**316 - 8520 General Currie, V6Y 1M2 "Queen's Gate"** This spacious 1018 SF top-floor unit feat. 2 BD 2 BA w/balcony, gas fireplace, & vaulted ceilings in gated complex that is well-maintained w/an on-site caretaker. Queen's gate feat. high-class amenities including indoor swimming pool, jacuzzi, gym, club house, pub, table tennis, library, billiard's room, security system, workshop, & 4 rental suites for your beloved guests. 1 resident must be 55+ and other residents must be 19+. Complex is conveniently located to bus transportation for easy access to Richmond Centre & Brighthouse Station. 1 parking stall #29 (P1). Storage locker #55 (P1). Rentals not allowed. 1 small cat or dog. Contingency \$494K. Original condition, needs TLC. Avail. for immediate occupancy.



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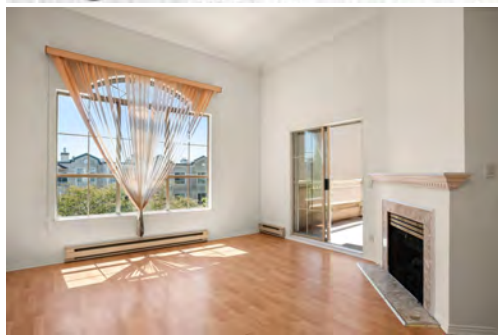
**R2603884****Active**Apartment/Condo  
Residential Attached**316 8520 GENERAL CURRIE ROAD**Richmond  
Brighthouse South  
**Queen's Gate****\$499,000** (LP)

(SP)

**\$490.18** L\$/SF

S\$/SF

Sold Date:



**Total Bedrooms** 2  
**Total Baths** 2  
**FIARTotFin** 1,018  
**Outdoor Area** BALC  
**View** No  
**View - Specify**

**Approx. Year Built** 1990  
**Tot Units in Strata Plan** 222  
**Mgmt. Co Name** FSR  
**Mgmt. Co Phone#** 604-683-8900  
**Parking Places - Total** 1  
**Parking Places - Covered** 1  
**Bylaw Restrictions** Age Restrictions,

**Days On Market** 3  
**Occupancy** Vacant  
**Gross Taxes** \$1,516.28  
**Maintenance Fee** \$421.04  
**Locker** Yes  
**Maint Fee Includes** Caretaker, Garbage Pickup,

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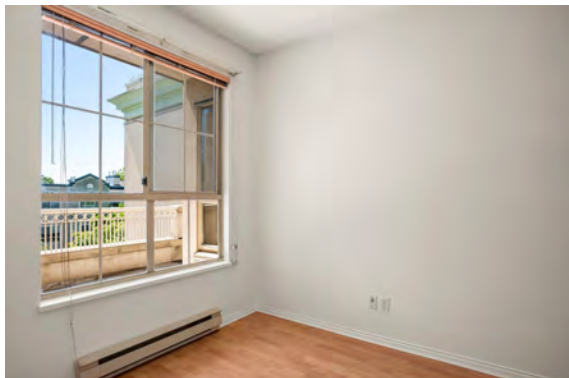
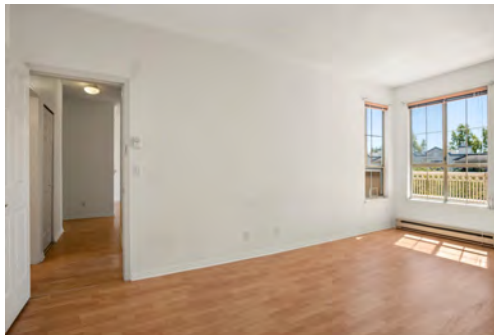
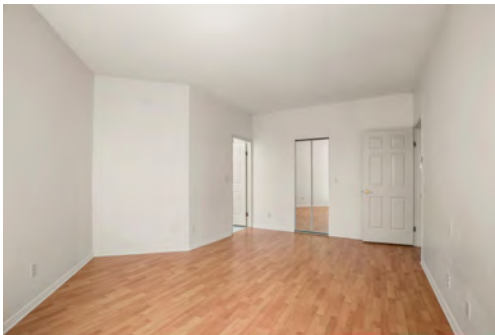
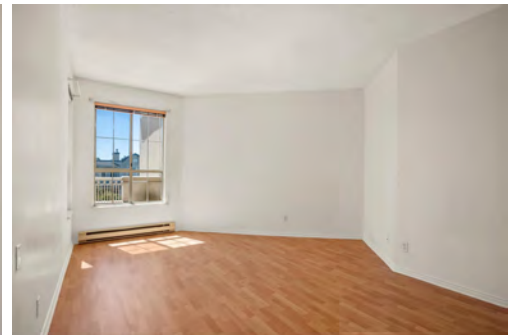
**\$499,000** (LP)

(SP)

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S\$/SF

Sold Date:



## Detailed Tax Report

Property Information			
Prop Address	8520 GENERAL CURRIE RD UNIT# 316	Jurisdiction	CITY OF RICHMOND
Municipality	CITY OF RICHMOND	Neighborhood	STRATA APT - BROADMOOR
Area	RICHMOND	SubAreaCode	VR161
PropertyID	015-264-092	BoardCode	V
PostalCode	V6Y 1M2		

Property Tax Information			
TaxRoll Number	R064306070	Gross Taxes	\$1,516.28
Tax Year	2020	Tax Amount Updated	08/16/2020
More PIDS			
015-264-092			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
NWS3119	70	4N		36	16		6W	
Legal FullDescription								

STRATA LOT 70, BLOCK 4N, PLAN NWS3119, SECTION 16, 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 1

Land & Building Information			
Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	1989		
BCA Description	STRATA APARTMENT - FRAME	Zoning	RAM1
WaterConn			
BCADData Update	04/12/2021		

Supplementary Property Info			
BedRooms	2	Foundation	
Full Bath	1	Half Bath2	
Half Bath3	1	Stories	
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals		
Land	Improvement	Actual Total
\$354,000.00	\$107,000.00	\$461,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$354,000.00	\$107,000.00	\$0.00	\$0.00	\$461,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$354,000.00	\$107,000.00	\$0.00	\$0.00	\$461,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
8/15/2002	\$150,000.00	BT296242	IMPROVED SINGLE PROPERTY TRANSACTION
6/5/2002	\$124,000.00	BT194497	REJECT - NOT SUITABLE FOR SALES ANALYSIS
7/14/1998	\$87,250.00	BM197960	REJECT - NOT SUITABLE FOR SALES ANALYSIS



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## 316-8520 GENERAL CURRIE RD Richmond BC V6Y 1M2

PID	015-264-092			Legal Description	STRATA LOT 70, BLOCK 4N, PLAN NWS3119, SECTION 16, 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 1		
Zoning	RAM1, Medium Density Low Rise Apartments			Community Plans(s)	OCP: Apartment Residential, LAP: St. Albans Sub-Area Plan - Multi-Family Low Rise (3 storey apts., townhouses, two-family or single-family dwellings), not in ALR		
Registered Owner	CH*, Y*						
Floor Area	1018 Ft²	Max Elevation	4.74 m	Year Built	1989	Transit Score	52 / Good Transit
Lot Size	-	Min Elevation	2.31 m	Bedrooms	2	WalkScore	59 / Somewhat Walkable
Dimensions	-	Annual Taxes	\$1,516.28	Bathrooms	2	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2603884	Active 20/07/2021	3	\$499,000 / -	RE/MAX Crest Realty
V290525	Sold 12/07/2002	68	\$159,800 / \$150,000	Macdonald Realty Westmar

### APPRECIATION

	Date	(\$)	% Change
List Price	20/07/2021	\$499,000	232.67 %
Sales History	15/08/2002	\$150,000	20.97 %
	05/06/2002	\$124,000	42.12 %
	14/07/1998	\$87,250	

### ASSESSMENT

	2020	2021	% Change
Building	\$109,000	\$107,000	-1.83 %
Land	\$345,000	\$354,000	2.61 %
Total	\$454,000	\$461,000	1.54 %

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	General Currie	R C Palmer
2017-18 F.I. Rating	6.1	7.2
2017-18 F.I. Rank	426/955	54/251
Special Notes	-	AP Program; Hockey Academy

### DEVELOPMENT APPLICATIONS

No records found for this parcel

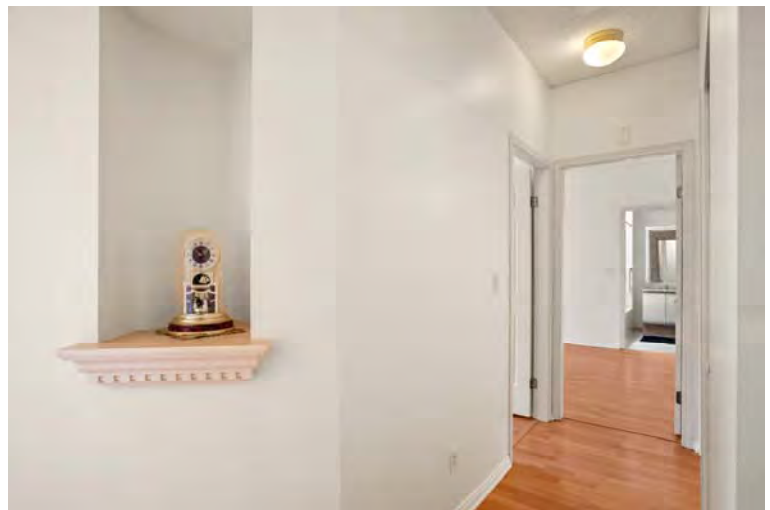
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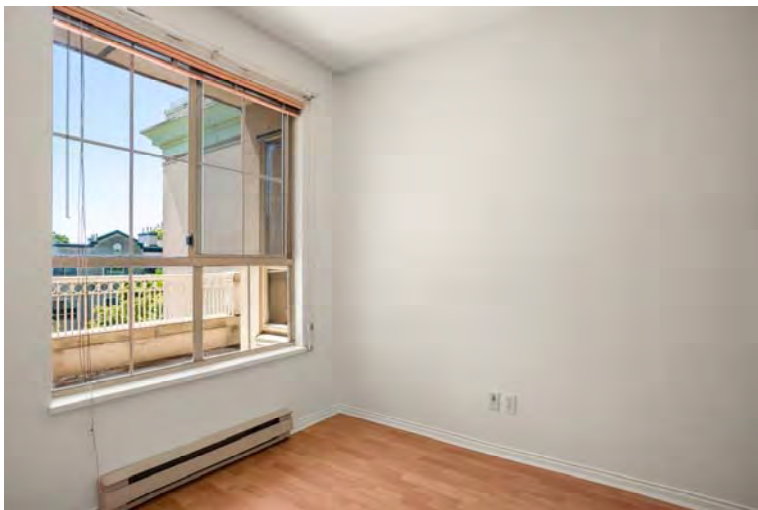
I'm more than a real estate agent. I'm a REALTOR®.



















S.L. 84

S.L. 69

STAIRS (C)

S.L.  
70

94.6 m<sup>2</sup>

(B-70)

S.L.  
83

100.6 m<sup>2</sup>

S.L.  
71

104.2 m<sup>2</sup>

(B-71)

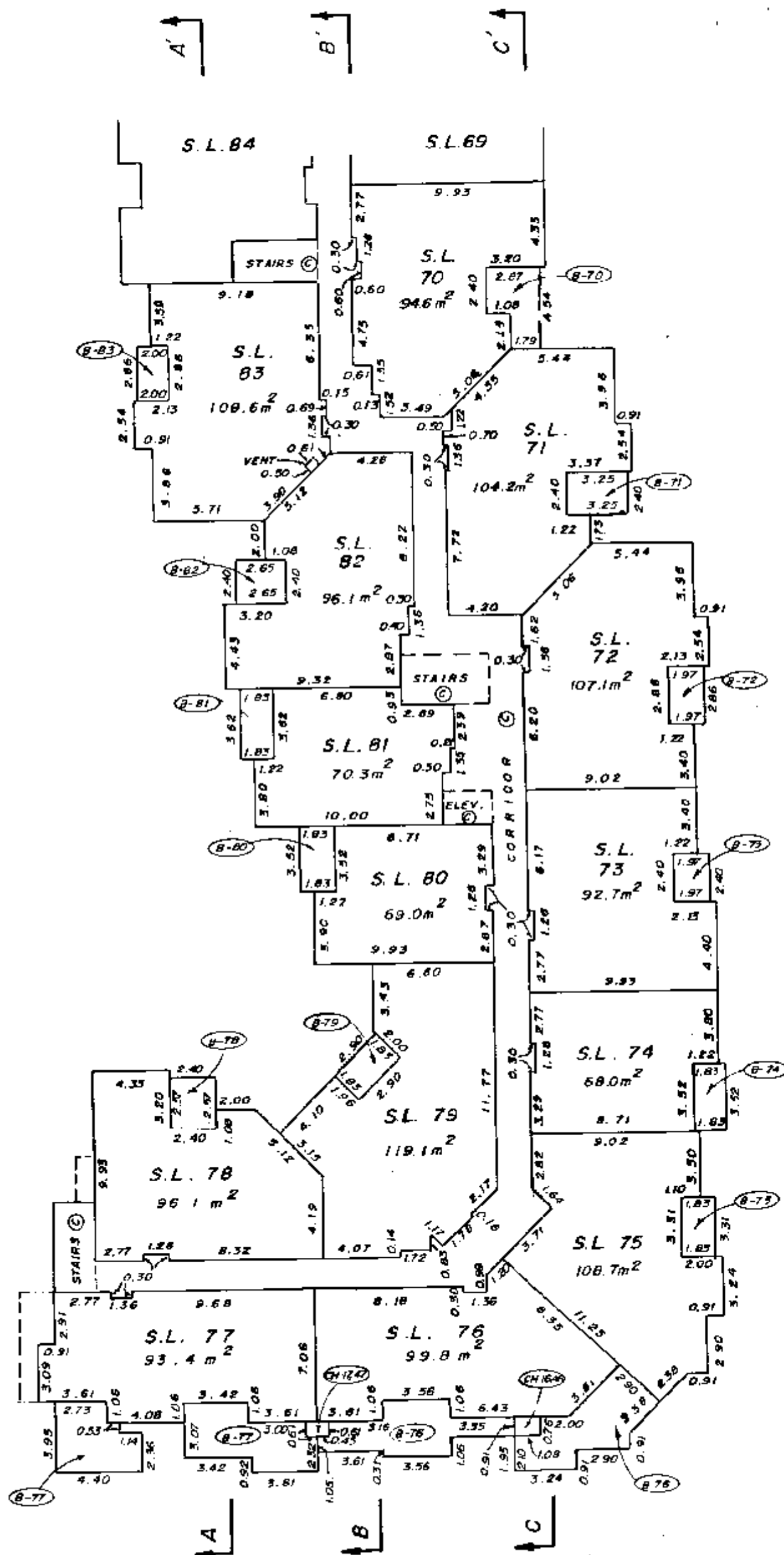
VENT.

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Go to Se

# BUILDING 1 - WEST HALF THIRD FLOOR

SCALE 1:250  
3 2 1 0 5 10

PHASE I  
STRATA PLAN N.W. 3119



10th OCTOBER 1989

FILE: 89-1209





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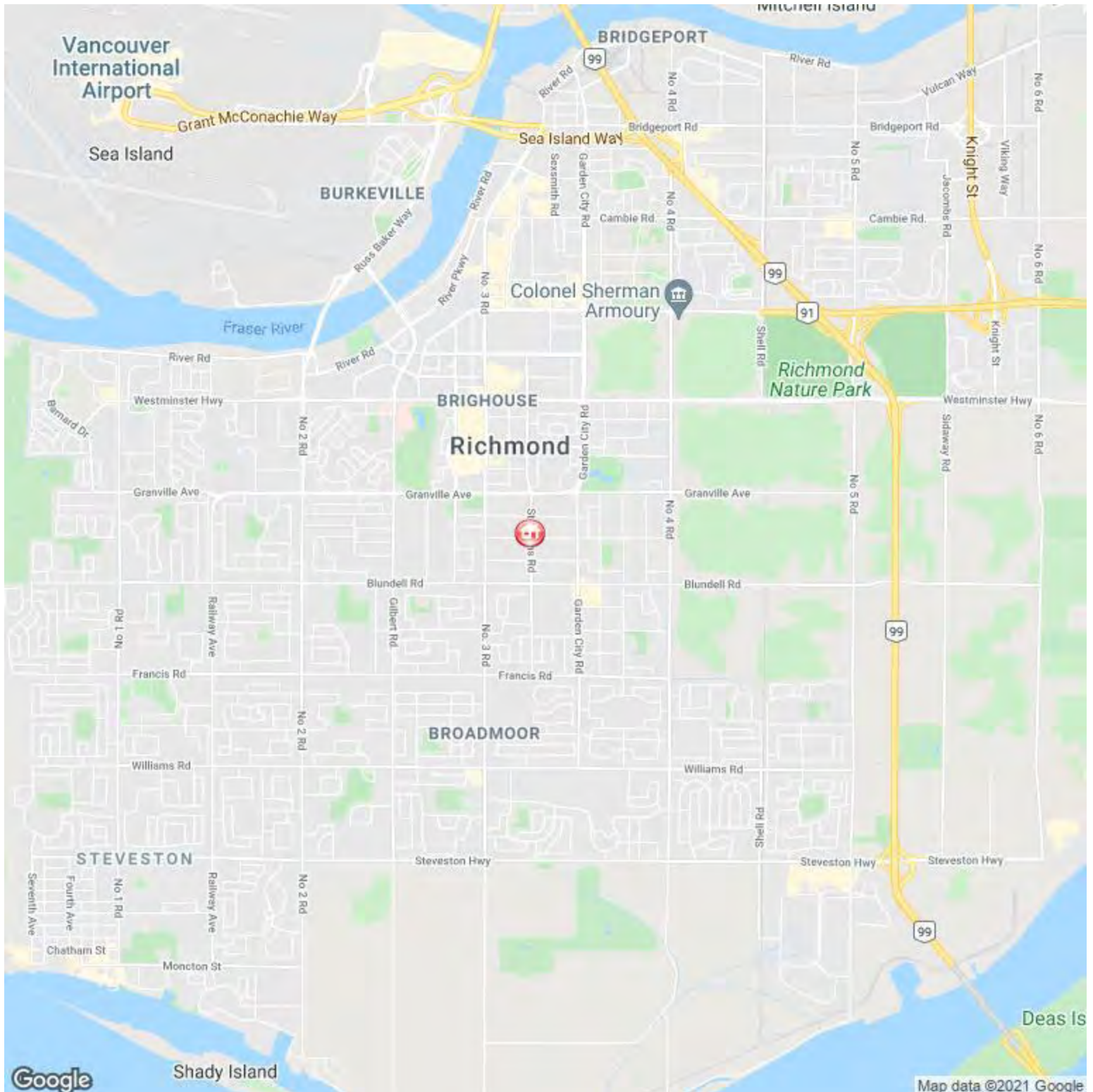
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Map data ©2021 Google

RE/MAX Crest Realty

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	31	8	26%
300,001 – 400,000	30	24	80%
400,001 – 500,000	57	70	123%*
500,001 – 600,000	101	85	84%
600,001 – 700,000	109	82	75%
700,001 – 800,000	137	95	69%
800,001 – 900,000	103	49	48%
900,001 – 1,000,000	82	52	63%
1,000,001 – 1,250,000	82	42	51%
1,250,001 – 1,500,000	54	13	24%
1,500,001 – 1,750,000	16	2	13%
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	2	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	1	0	NA
3,000,001 – 3,500,000	2	1	50%
3,500,001 – 4,000,000	2	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	0	0	NA
TOTAL*	817	523	64%

0 to 1 Bedroom	120	111	93%
2 Bedrooms	402	222	55%
3 Bedrooms	234	152	65%
4 Bedrooms & Greater	61	38	62%
TOTAL*	817	523	64%

SnapStats®	February	March	Variance
Inventory	814	817	0%
Solds	307	523	70%
Sale Price	\$669,900	\$694,500	4%
Sale Price SQFT	\$683	\$707	3%
Sale to List Price Ratio	97%	99%	2%
Days on Market	13	12	-8%

\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Community CONDOS & TOWNHOMES

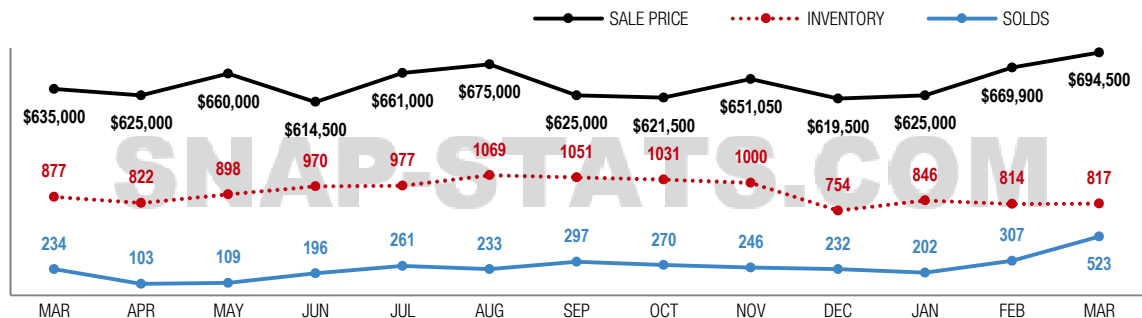
SnapStats®	Inventory	Sales	Sales Ratio
Boyd Park	11	7	64%
Bridgeport	47	15	32%
Brighthouse	290	149	51%
Brighthouse South	67	61	91%
Broadmoor	7	10	143%*
East Cambie	7	10	143%*
East Richmond	4	1	25%
Garden City	3	4	133%*
Gilmore	0	0	NA
Granville	19	16	84%
Hamilton	32	31	97%
Ironwood	19	12	63%
Lackner	1	2	200%*
McLennan	0	0	NA
McLennan North	53	42	79%
McNair	1	1	100%
Quilchena	2	1	50%
Riverdale	11	14	127%*
Saunders	14	10	71%
Sea Island	0	0	NA
Seafair	0	0	NA
South Arm	17	2	12%
Steveston North	9	4	44%
Steveston South	22	23	105%*
Steveston Village	17	11	65%
Terra Nova	4	6	150%*
West Cambie	149	83	56%
Westwind	1	1	100%
Woodwards	10	7	70%
TOTAL*	817	523	64%

## Market Summary

- Market Type Indicator **RICHMOND ATTACHED**: Sellers Market at 64% Sales Ratio average (6.4 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band\*\* \$400,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil, Bridgeport, South Arm and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Broadmoor, East Cambie, Riverdale, Steveston South and up to 1 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



## Compliments of...

**Les Twarog Team**  
RE/MAX Crest Realty  
604.706.1760

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info@bccondosandhomes.com







VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS



Les Twarog 604.671.7000  
Sonja Pedersen 604.805.1283  
www.lestwarog.com

我们将竭诚为您提供最优质的服务。请致电我们的经纪人：Jenny Wu 778.776.7190



**DOWNTOWN - NELSON & SEYMOUR**  
2003-999 Seymour \$899,000

999 Seymour by Townline Homes built in 2016, best South/West corner 711 s/f, 2 bedroom + den unit in building. Features large balcony and I/S air conditioning.



**SOUTHLANDS 4200 SF 3 LEVEL TH**  
7353 Yew Street \$3,800,000

Yewbrook Place, 1st time on the market overlooking the 18th fairway of the Marine Drive Golf Course. 4200 sf. 4 bed, 4 bath, large Principle rooms with a large 500 sf attached garage, Shows beautifully. Go to website for video.



**YALETOWN SPECTRUM TOWER 1**  
3101-111 W. Georgia \$958,000

Located on the best water view side of Spectrum complex, upgraded 2 bedroom + den, 814 s/f unit with amazing water view. Market rent \$3500/mo.



**WEST END CONCRETE SUB P/H**  
1804-1277 Nelson \$1,295,000

Welcome to "The Jetson". Totally renovated 935 s/f, 2 bedroom, 2 bathroom sub-pehouse (\$150k spent in 2020). Features h/w floors, stainless appliances, ceasarstone waterfall counters & huge 270 s/f South/West view deck.



**MOUNT PLEASANT DEV. SITE**  
2016 Ontario \$2,228,000

Two homes, side by side with option for a third home. Potential for a 3 storey mixed use development. Ad is for this house only.



**CASH COW - HASTINGS & MAIN**  
337-339 E. Hastings \$2,245,000

6166 s/f mixed use building that is fully leased to long term tenants. Main floor is a restaurant. Two floors above contain 4 residential suites. Call us for brochure with rent roll.



**WEST OF DENMAN**  
2101-1850 Comox \$415,000

534 s/f fabulous executive style one bedroom unit with fantastic view. Leasehold - prepaid non strata. Totally renovated with stainless steel appliances, granite counters & custom built-ins - need 35% down.



**41ST & GRANVILLE DEV. SITE**  
5800 Block Granville \$16M

Rental development site with a 2.2 FSR. Currently there are 4 homes on 8500 s/f lots. There is a potnetial to aquire the other 2 homes on either side. Call for more details.



**COQUITLAM WEST DEVELOPMENT SITE 10+ HOUSES**

700 BLK QUADLING & 700 BLK ALDERSON  
Coquitlam West Multi-Storey Medium Density Development Site - Zoned RM3 with a 2.35 FAR. Site has 10+ homes assembled, call us for feature sheet or go to www.quadling.ca





Les Twarog 604.671.7000  
Sonja Pedersen 604.805.1283  
www.lestwarog.com



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**SHAUGHNESSY 27,000 S/F LOT**  
1080 Wolfe

**\$13,888,000**

27,000 sf lot with plans to add another 9,000 sf to existing 6,000 sf Heritage B Home that was originally designed by Sam McLure, property sits on beautifully landscaped gardens & will have, 5 bedrooms, 6 bathrooms by adding a rear addition to the existing building and a 913 sf coach house.



**SECOND SHAUGHNESSY 4500 S/F NEW HOME**  
1050 W. 26th Avenue

**\$7,980,000**

Coming Soon - Brand new 4500 s/f home on a 7650 s/f lot in 2nd Shaughnessy. Features 4500 s/f of luxurious living with 4 beds up (all with ensuite), beautiful open kitchen with high ceilings + 800 s/f coach house and 2 car garage - builders own house with high end finishings. This is a must see property.



**1138 MATTHEWS** OFFERED AT **\$16,900,000**

First Shaughnessy home designed by Matsuzaki Wright sits on almost 22,000 sf of beautifully landscaped park like gardens with lush south facing back yard, one of the most coveted addresses in the city. 6,000 sf 5 bed, 5 bath home has updated gourmet chef's kitchen and beautiful oak hardwood floors. Steps to Osler Blvd and The Crescent.



**1975 W 18th – SHAUGHNESSY Lot** **\$7,800,000**

1ST Shaughnessy, 12,500 sf Post 1940 building lot with approved plans for a 6,000 sf new house by Formwerks Architecture. Current 4,300 sf house is rented at \$5500/ mo. Call for more info.