

LES TWAROG SUMMARY REPORT

ML #	Statu	Type	Address	Complex/Subd	Age	Tot	Tot	TotFl	List Date	List Price	Sold Date	Sold Price	Price Per	DOM	Area
R2588610 A		APTU	129 8520 GENERAL CURRIE ROAD	QUEEN'S GATE	30	2	2	1,150	6/2/2021	\$679,000			\$590.43	51	Richmond
R2592555 A		APTU	128 8520 GENERAL CURRIE ROAD	Queen's Gate	30	2	2	1,091	6/14/2021	\$455,000			\$417.05	39	Richmond
R2603884 A		APTU	316 8520 GENERAL CURRIE ROAD	Queen's Gate	31	2	2	1,018	7/20/2021	\$499,000			\$490.18	3	Richmond
R2468714 S		APTU	318 8520 GENERAL CURRIE ROAD	Queen's Gate	30	2	2	1,122	6/25/2020	\$497,000	6/30/2020	\$490,000	\$436.72	5	Richmond
R2444358 S		APTU	127 8520 GENERAL CURRIE ROAD	QUEENSGATE	30	1	1	732	3/11/2020	\$389,900	5/1/2020	\$378,500	\$517.08	51	Richmond
R2441929 S		APTU	223 8520 GENERAL CURRIE ROAD		31	2	2	998	3/3/2020	\$498,000	3/24/2020	\$480,000	\$480.96	21	Richmond



604.706.1710

Condos & Homes Team

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**R2588610****Active**Apartment/Condo
Residential Attached**129 8520 GENERAL CURRIE ROAD**Richmond
Brighthouse South
QUEEN'S GATE**\$679,000** (LP)

(SP)

L\$/Sq

S\$/Sq

Sold Date:



Total Bedrooms 2
Total Baths 2
FIARTotFin 1,150
BB Northwest
Outdoor Area PATIO
View
View - Specify

Yr Blt 1991
#UntsStrat
MgtCosName FSR
MgtCosPh
MaintFee \$475.09
Maint Fee Includes CRTKR, GBGPU,
 GRDEN, GAS, HOTW,
 MGMT, RECFA,

Days On Market 51
Occupancy Owner
Gross Taxes \$1,636.38
Locker Yes
TotalPrkng 1
#CovrdSpCs 1
Bylaw Restrictions PETR, RENN

Welcome to Queen's Gate - a well managed highly regarded Gated Complex in Central Richmond. This large 1,150 sqft, 2 Bedroom corner unit has been SPECTACULARLY renovated from HEAD to TOE! The amount of updates are too many to list as the seller has spared no expense. New Kitchen and spa baths, vinyl interlock panel flooring throughout, crown moldings, custom closets and cabinets, just to name a few! Enjoy a morning cup of coffee or relax with a glass of your favorite wine in the evening on your spectacular wrap around 606 SF outdoor terrace balcony! Amazing complex amenities includes swimming pool, gym, guest suites, lounge, workshop & more. Centrally located & within walking distance to shopping, restaurants, & transit. Residents must be 55+. Easy to show & a must see.

One Percent Realty Ltd.

07/23/2021 11:10 AM

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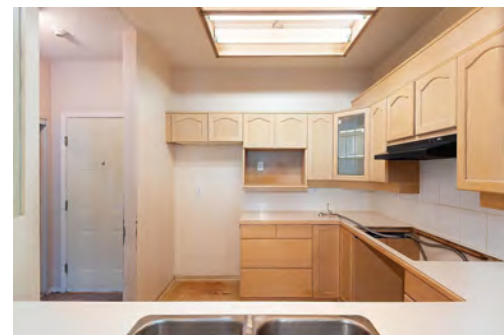
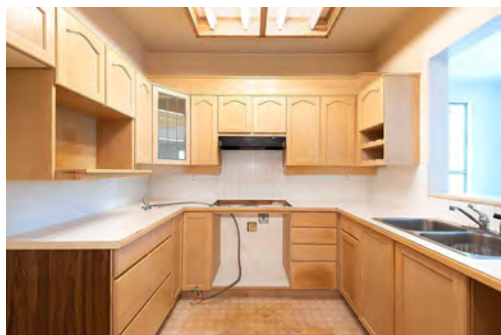
**R2592555****Active**Apartment/Condo
Residential Attached**128 8520 GENERAL CURRIE ROAD**Richmond
Brighthouse South
Queen's Gate**\$455,000** (LP)

(SP)

L\$/Sq

S\$/Sq

Sold Date:



Total Bedrooms 2
Total Baths 2
FIATotFin 0
BB Northeast
Outdoor Area BPD
View Yes
View - Specify Courtyard

Yr Blt 1991
#UntsStrat 222
MgtCosName FSR
MgtCosPh 604-683-8900
MaintFee \$451.23
Maint Fee Includes GBGPU, GRDEN, HOTW, RECFA

Days On Market 39
Occupancy Vacant
Gross Taxes \$1,539.52
Locker Yes
TotalPrkng 1
#CovrdSpCs 1
Bylaw Restrictions PETR, RENN

Attention renovators! Bring your decorating and renovation ideas to this huge 1091sqft 2bdm, 2bath condo with 200sqft+ patio!! Queen's Gate is an elegant, adult-oriented, resort-style gated complex with beautiful courtyard fountain and landscaped gardens. You'll love the the indoor swimming pool, hot tub, gym, workshop, pub, billiards, darts, social lounge, indoor toddler play area for grandkids, and 4 guest suites! This is a rainscreened building! One parking stall and TWO storage lockers. Age restriction - one resident must be 55+, no rentals, 1 cat or small dog ok. Close to shopping, transit, and all amenities!

RE/MAX Crest Realty

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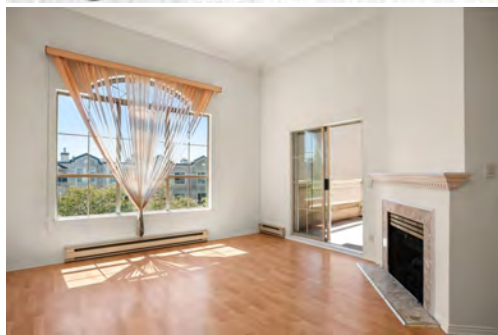
**R2603884****Active**Apartment/Condo
Residential Attached**316 8520 GENERAL CURRIE ROAD**Richmond
Brighthouse South
Queen's Gate**\$499,000** (LP)

(SP)

L\$/Sq

S\$/Sq

Sold Date:



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

Yr Blt 1990
#UntsStrat 222
MgtCosName FSR
MgtCosPh 604-683-8900
MaintFee \$421.04
Maint Fee CRTKR, GBGPU, GRDEN,
Includes GAS, HOTW, MGMT,
 RECFA, SEWER, SNOW,

Days On Market 3
Occupancy Vacant
Gross Taxes \$1,516.28
Locker Yes
TotalPrkng 1
#CovrdSpCs 1
Bylaw Restrictions AGER, PETR, RENN,
 SMK

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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**R2468714****Sold**Apartment/Condo
Residential Attached**318 8520 GENERAL CURRIE ROAD**Richmond
Brighthouse South
Queen's Gate**\$497,000** (LP)**\$490,000** (SP)

L\$/Sq

Sold Date:6/30/2020

\$436.72 S\$/Sq

Total Bedrooms 2
Total Baths 2
FIARTotFin 1,122
BB South
Outdoor Area BALC
View No
View - Specify

Yr Blt 1990
#UntsStrat 222
MgtCosName Vancouver Condominium Services
MgtCosPh 604-864-6291
MaintFee \$402.28
Maint Fee Includes CRTKR, GBGPU, GRDEN, GAS, HOTW, MGMT,

Days On Market 5
Occupancy Vacant
Gross Taxes \$1,652.92
Locker Yes
TotalPrkng 1
#CovrdSpcs 1
Bylaw Restrictions AGER, PETR, RENN

Welcome to resort-style, luxury living in central Richmond. Cozy, quiet and spacious 2 bedrooms, +2 bathroom unit is on the TOP FLOOR with 12' ceilings in the living room. A bright well-kept unit with, mixed flooring of cork tile, marble & hardwood. Granite counters in the kitchen. Sunny quiet south exposure with BBQ patio off kitchen with a window off the breakfast area. The Master Suite has a tub & a huge walk-in closet. Over 1100 sq. ft in sought-after Queen's Gate complex! This gated 55+ resort-like community boasts everything you could ever want in a super convenient location that is walking distance to the bus stop, mall, library, parks and much more. Excellent amenities include in-suite laundry, an indoor pool, hot tub, gym, lounge, pub, workshop, guest suite & activities.

Sutton Group-West Coast Realty (Surrey/24)

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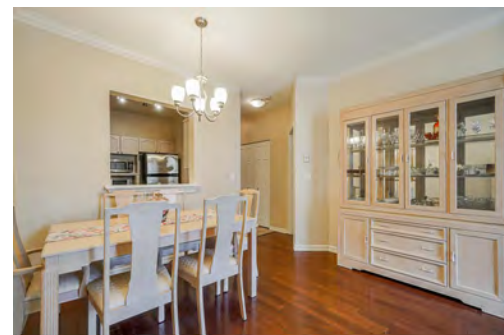
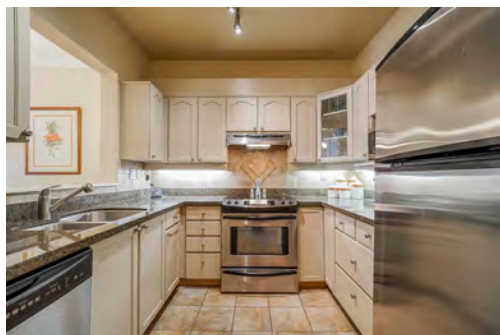
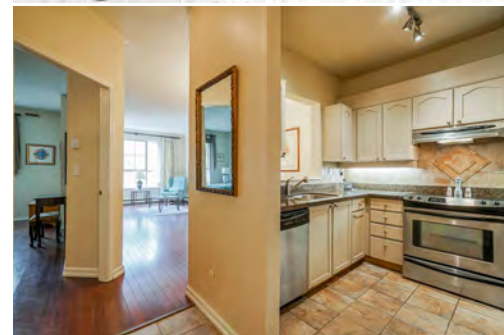
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**R2444358****Sold**Apartment/Condo
Residential Attached**127 8520 GENERAL CURRIE ROAD**Richmond
Brighthouse South
QUEENSGATE**\$389,900** (LP)**\$378,500** (SP)

L\$/Sq

Sold Date:5/1/2020

\$517.08 S\$/Sq

Total Bedrooms 1
Total Baths 1
FIARTotFin 732
Outdoor Area BALC
View
View - Specify

Yr Blt 1990
#UntsStrat
MgtCosName FSR
MgtCosPh 604-683-8900
MaintFee \$262.45
Maint Fee Includes OTHER

Days On Market 51
Occupancy Owner
Gross Taxes \$1,014.42
Locker Yes
TotalPrkng 1
#CovrdSpCs 1
Bylaw Restrictions AGER, RENR, RENN

EASY TO SHOW Adult oriented complex. Age Restrictions. t 732 Sq. Ft. I bedroom CONDO in well known Queen's Gate, gated complex. Features large living area, new large bathroom Shower stall (replaced the tub for a shower stall) with separate make-up counter or dressing area added in-suite storage, balcony overlooks quiet greenspace. Complex features recreation facilities, massive lounge, pub, billiards room, indoor pool, gym, library, workshop and guest suites. Secure, central location, short distance or walk to shopping, bus, restaurants and everything you need. I Parking Stall and I Storage Locker included.

Macdonald Realty Westmar

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**R2441929****Sold**Apartment/Condo
Residential Attached**223 8520 GENERAL CURRIE ROAD**Richmond
Brighthouse South**\$498,000** (LP)**\$480,000** (SP)

L\$/Sq

Sold Date: 3/24/2020

\$480.96 S\$/Sq

Total Bedrooms 2
Total Baths 2
FIARTotFin 998
Outdoor Area BALC
View No
View - Specify

Yr Blt 1989
#UntsStrat
MgtCosName FIRST SEVICE
 RESIDENTIAL
MgtCosPh 604-684-6291
MaintFee \$358.00
Maint Fee Includes GBGPU, GRDEN,
 MGMT

Days On Market 21
Occupancy Vacant
Gross Taxes \$1,472.18
Locker Yes
TotalPrkng 1
#CovrdSpcs 1
Bylaw Restrictions AGER, PETR, RENN

Welcome to this Resort style, luxury living in the central Richmond. Cozy Quiet spacious 2 bedroom,+2 bathroom unit that features high ceilings, a great sized balcony , The Master suite has a tub & a huge walk-in closet . Super convenient location that is Walking distance to bus stop, Richmond center, library, parks and much more. Excellent amenities include in-suite laundry, an indoor pool, hot tub, gym,lounge, pub, workshop, guest suite & activities. A beautiful adult oriented 55+ complex to call home.