



604.706.1710

# BC Condos & Homes Team

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**R2678615****Active**

Apartment/Condo  
Residential Attached

**1702 8988 PATTERSON ROAD**

Richmond  
West Cambie

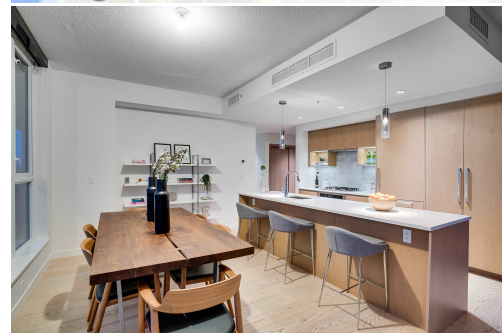
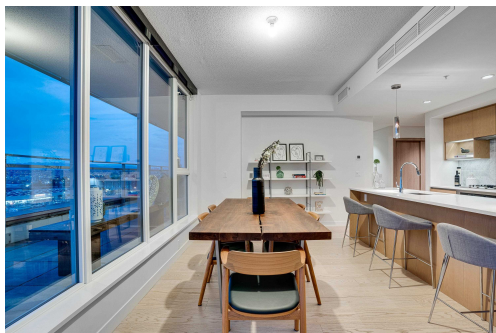
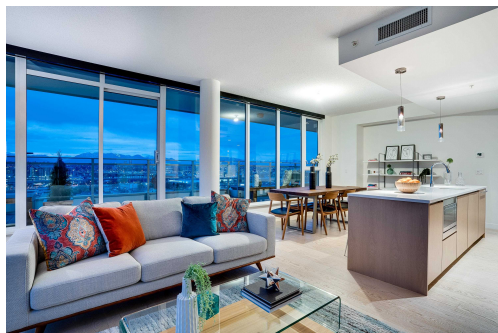
**\$1,258,800** (LP)

(SP)

**\$995.89** L\$/SF

S\$/SF

Sold Date:



**Total Bedrooms** 3  
**Total Baths** 3  
**FIARTotFin** 1,264  
**BB** Northwest  
**Outdoor Area** BPD  
**View** Yes  
**View - Specify** Panoramic, Mountains & City

**Approx. Year Built** 2017  
**Tot Units in Strata Plan** 18  
**Mgmt. Co Name** Rancho  
**Mgmt. Co Phone#** 604-684-4508  
**Parking Places - Total** 2  
**Parking Places - Covered** 2  
**Bylaw Restrictions** No Restrictions

**Days On Market** 25  
**Occupancy** Vacant  
**Gross Taxes** \$3,710.06  
**Maintenance Fee** \$808.68  
**Locker** Yes  
**Maint Fee** Caretaker, Garbage  
**Includes** Pickup, Gardening, Management, Recreation

Welcome to Concord Gardens, Richmond's world class master planned community! You can't get any higher! This luxury sub Penthouse, spacious 3 bedroom speaks for itself, ready for you to move in! The stunning unit features 629 sq ft of outdoor space with panoramic views of the city and mountains, spacious living space of almost 1300 sq ft, floor to ceiling windows, fully equipped kitchen with stainless appliances, large island, granite countertops, central A/C, and north facing with breathtaking views. The Diamond Club amenity includes a bowling alley, basketball practice court, a huge party room, swimming pool, sauna & steam room, yoga room, theatre etc. 2 parking included. Convenient location in the heart of Richmond, close to shopping & Skytrain, Canada line, supermarket, and more!

RE/MAX Crest Realty

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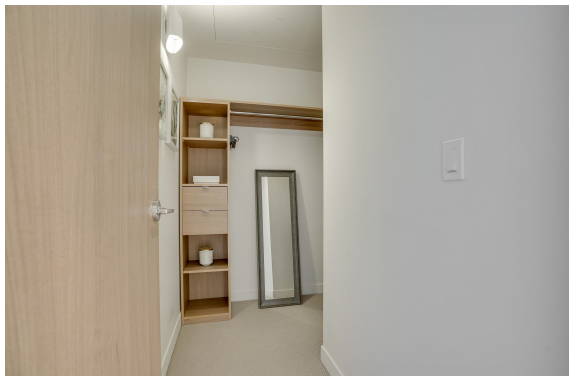
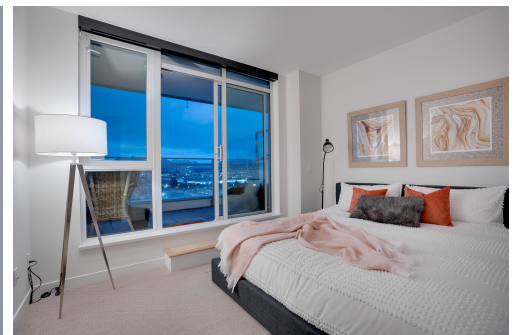
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Sold Date: Frontage (feet): Approx. Year Built: **2017**  
 Meas. Type: Frontage (metres): Age: **5**  
 Depth / Size (ft.): Bedrooms: **3** Zoning: **CD**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Gross Taxes: **\$3,710.06**  
 Flood Plain: Full Baths: **2** For Tax Year: **2021**  
 Approval Req?: **No** Half Baths: **1** Tax Inc. Utilities?: **No**  
 Exposure: **Northwest** Maint. Fee: **\$808.68** P.I.D.: **030-287-421**  
 If new, GST/HST inc?: **No**  
 Mgmt. Co's Name: **Rancho**  
 Mgmt. Co's Phone: **604-684-4508**  
 View: **Yes: Panoramic, Mountains & City**  
 Complex / Subdiv:  
 Services Connected: **Community, Electricity, Sanitary Sewer**

Style of Home: **End Unit, Upper Unit**  
 Construction: **Concrete Block**  
 Exterior: **Concrete, Glass, Other**  
 Foundation:  
 Rain Screen: **Full**  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel:  
 Fuel/Heating: **Heat Pump**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
 Parking: **Garage; Single**  
 Locker: **Y**  
 Dist. to Public Transit:  
 Units in Development: **245** Dist. to School Bus:  
 Title to Land: **Freehold Strata** Total Units in Strata: **18**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 236, BLOCK 5N, PLAN EPS4250, SECTION 27, 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 V**  
 Amenities: **Exercise Centre, Storage, Wheelchair Access, Concierge**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'7 x 12'5			x			x
Main	Dining Room	13'5 x 9'0			x			x
Main	Master Bedroom	12'3 x 9'5			x			x
Main	Bedroom	10'1 x 9'3			x			x
Main	Bedroom	9'2 x 8'4			x			x
Main	Kitchen	12'0 x 8'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,264</b>	# of Rooms: <b>6</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	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	Main	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,264 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: <b>No Restrictions</b>			5				Door Height:
Unfinished Floor:	<b>0</b>				6				
Grand Total:	<b>1,264 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

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

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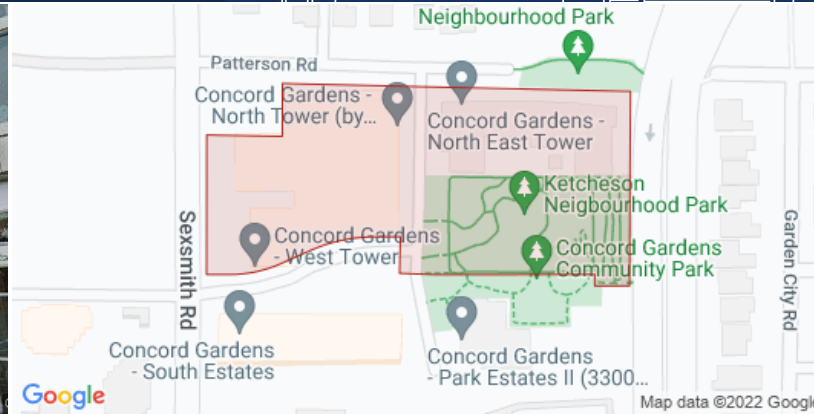




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## 1702-8988 PATTERSON RD Richmond BC V6X 0R2

<b>PID</b>	030-287-421	<b>Legal Description</b>	STRATA LOT 236 SECTION 28 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS4250 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V EPS4250				
<b>Zoning</b>	ZHR10 - High Rise Apartment and Artist Residential Tenancy Studio Units - Capstan Village (City Centre)	<b>Plan</b>	EPS4250				
<b>Registered Owner</b>	HI*, G*	<b>Community Plans(s)</b>	OCP: Mixed Use, LAP: Capstan Village - Urban Centre T5 (35m) with Institution; Capstan Village - Urban Centre T5 (35m), not in ALR				
<b>Floor Area</b>	1250 Ft <sup>2</sup>	<b>Max Elevation</b>	2.77 m	<b>Year Built</b>	2017	<b>Transit Score</b>	74 / Excellent Transit
<b>Lot Size</b>	-	<b>Min Elevation</b>	1.06 m	<b>Bedrooms</b>	3	<b>WalkScore</b>	62 / Somewhat Walkable
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$3,710.06	<b>Bathrooms</b>	2	<b>Structure</b>	STRATA-LOT RESIDENCE (CONDOMINIUM)

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2678615	Active 16/04/2022	25	\$1,258,800 / -	RE/MAX Crest Realty

### APPRECIATION

	Date	(\$)	% Change
List Price	16/04/2022	\$1,258,800	-60.25 %
Sales History	25/10/2021	\$3,167,000	257.13 %
	22/11/2017	\$886,800	

### ASSESSMENT

	2021	2022	% Change
Building	\$322,000	\$344,000	6.83 %
Land	\$773,000	\$826,000	6.86 %
Total	\$1,095,000	\$1,170,000	6.85 %

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Talmey Elementary	A.R. MacNeill
District	SD 38	SD 38
Grades	K - 7	8 - 12

### DEVELOPMENT APPLICATIONS

Active: N  
Status: Completed  
Description: Multi-Family - Apartment  
Location: 8888 Patterson Rd (GBL Architects)  
Purpose: AMELA BRUDAR-GBL ARCHITECTS has applied to the City of Richmond for permission to develop the 2nd Phase of a 5 Phase high-rise multi-family development at 8888 Patterson Rd.;

The enclosed information, while deemed to be correct, is not guaranteed.



## Detailed Tax Report

### Property Information

<b>Prop Address</b>	8988 PATTERSON RD UNIT# 1702	<b>Jurisdiction</b>	CITY OF RICHMOND
<b>Municipality</b>	CITY OF RICHMOND	<b>Neighborhood</b>	STRATA APT - BRIGHOUSE / LANSDOWNE
<b>Area</b>	RICHMOND	<b>SubAreaCode</b>	VR112
<b>PropertyID</b>	030-287-421	<b>BoardCode</b>	V
<b>PostalCode</b>	V6X 0R2		

### Property Tax Information

<b>TaxRoll Number</b>	R082163596	<b>Gross Taxes</b>	\$3,710.06
<b>Tax Year</b>	2021	<b>Tax Amount Updated</b>	12/17/2021

#### More PIDS

030-287-421

#### More PIDS2

### Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
EPS4250	236	5N		36	27		6W	

#### Legal FullDescription

STRATA LOT 236, BLOCK 5N, PLAN EPS4250, SECTION 27, 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 V

### Land & Building Information

<b>Width</b>		<b>Depth</b>	
<b>Lot Size</b>		<b>Land Use</b>	
<b>Actual Use</b>	STRATA-LOT RESIDENCE (CONDOMINIUM)		
<b>Year Built</b>	2017		
<b>BCA Description</b>	STRATA APARTMENT - HI-RISE	<b>Zoning</b>	ZHR10
<b>WaterConn</b>			
<b>BCADData Update</b>	01/05/2022		

### Supplementary Property Info

<b>BedRooms</b>	3	<b>Foundation</b>	
<b>Full Bath</b>		<b>Half Bath2</b>	1
<b>Half Bath3</b>	1	<b>Stories</b>	
<b>Pool Flg</b>		<b>Carport</b>	0
<b>Garage S</b>	0	<b>Garage M</b>	0

### Actual Totals

Land	Improvement	Actual Total
\$826,000.00	\$344,000.00	\$1,170,000.00

### Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$826,000.00	\$344,000.00	\$0.00	\$0.00	\$1,170,000.00

### School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$826,000.00	\$344,000.00	\$0.00	\$0.00	\$1,170,000.00

### Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/25/2021	\$3,167,000.00	CA9456651	REJECT - NOT SUITABLE FOR SALES ANALYSIS
11/22/2017	\$886,800.00	CA6458520	IMPROVED SINGLE PROPERTY TRANSACTION
10/20/2017	\$0.00	CA6387255	REJECT - NOT SUITABLE FOR SALES ANALYSIS



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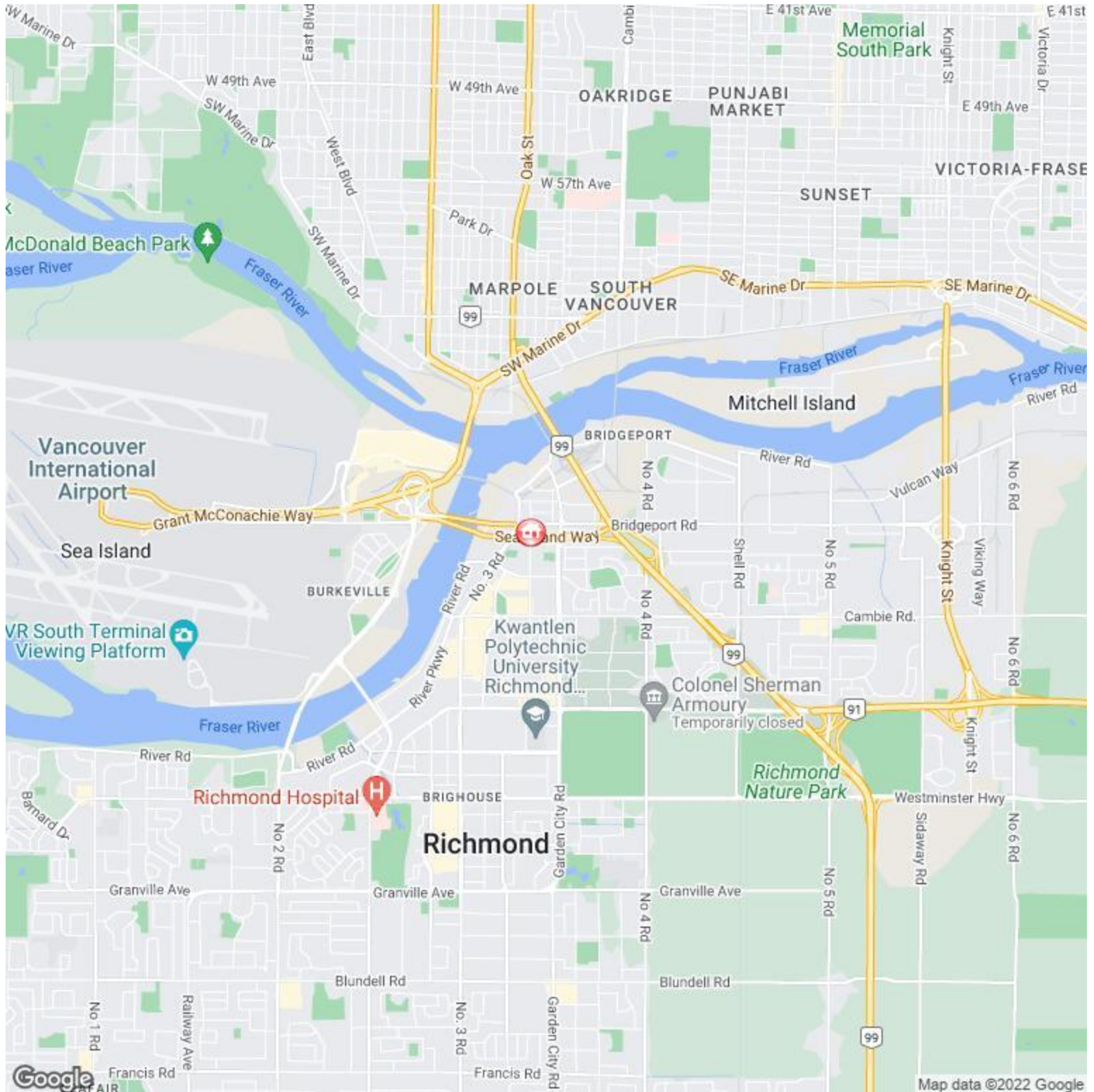
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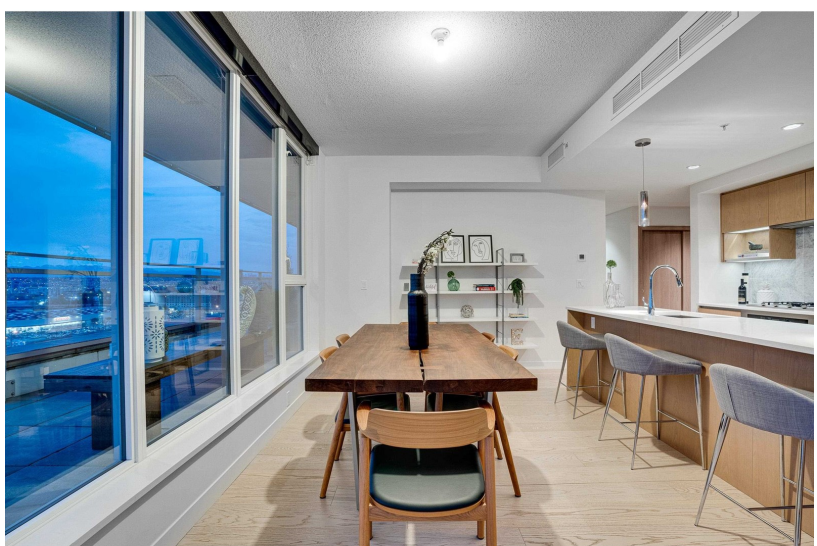




















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**Marcie Panah BSc, MA**  
**Personal Real Estate**  
**Corporation**

Marcie was raised in Toronto and has spent much of the last decade in Vancouver earning a master's degree at Simon Fraser University, raising her young son and establishing herself as a leading realtor.

Marcie's approach to real estate is planted firmly in her history and character.

"I believe in the importance of home and family in the life of every child and so when working with all of my clients, but particularly those with children, I am determined to help them make the best possible decision – a decision that fits with their long-term family goals."

Achieving an advanced university degree requires disciplined research and analysis. Marcie brings that experience to her work as a real estate agent. Analyzing all available data on each property and determining the effects on long-term value and livability is not a simple task. Without this information, you may not end up with the home and investment you think you bought. Are there issues with the strata property? Is the neighbourhood school likely to be closed? Will rezoning bring a big box store or a pub to the area? What are the crime statistics? Marcie will root out the truth behind the facts to make certain that your decision is fully informed.

"I am not in this career to make fast money and then move on. I am dedicated to my community and my reputation. I know that how I work and live will determine many of the choices my son makes in his life, and I am determined to provide the best possible example. My goal is to match the buyer and seller perfectly – when this happens everyone is happy! Children are so important to the future of our community, and it is for this reason that I direct a significant portion of my fees toward children's charities."

Marcie Panah PREC. BSc, MA  
RE/MAX Crest Realty  
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Cell: (604)761-7546  
Email: [marciepanah@bccondosandhomes.com](mailto:marciepanah@bccondosandhomes.com)