

Presented by:
Nancy Fong
Macdonald Realty Westmar
Phone: 778 839 9994
Email: nancyfong778@gmail.com
Website: www.nancyfong.ca

MACDONALD REALTY WESTMAR

Richmond, Hamilton RI

MLS# V1127632

Residential

 # 53 22788 WESTMINSTER HY, V6V 0B1

1 / 20



List Price:	**$469,000**	Previous Price:	
		Original Price:	**$469,000**

Subdiv/Complex:	**HAMILTON STATION**				
Frontage:		Approx Yr Blt:	**2009**	PID:	**028-087-81**
Depth/Size:				Type:	**Townhouse**
Lot SqFt:	**0**	Age at List Date	**6**	Zoning:	**ZT11**
Exposure:		Bedrooms:	**4**	Taxes:	**$1,943 (20**
Stories in Bldg:		Bathrooms:	**4**	If New GST/HST Incl:	
Flood Plain:	**No**	Full Baths:	**3**	Tax Incl Utils:	**No**
Meas. Type:		Half Baths:	**1**	Apprvl Reqd:	
Fixtures Lsd:					
Fixt Removed:					
View:	**Y - GARDEN VIEW**				

Style of Home:	**3 Storey**			Total Parking:	**1**	Covered Parking:	**1**
Construction:	**Frame - Wood**			Parking Access:	**Side**		
Foundation:	**Concrete Perimeter**			Parking Facilities:	**Garage; Single**		
Exterior:	**Mixed, Vinyl**						
Rain Screen:	**Full**	R/I Plumbing:					
Type of Roof:	**Asphalt**			Dist to Public Trans:	**1 BLK**	Dist to School/Bus:	
Renovations:		Reno Year:	**2010**	Units in Development:	**53**	Total Units in Strata:	**53**
Flooring:	**Mixed**			Locker:	**No**		
Water Supply:	**City/Municipal**			Possession:			
Heat/Fuel:	**Baseboard**			Title to Land:	**Freehold Strata**		
No. of Fireplaces:	**0**	R/I Fireplaces:		Seller's Interest:	**Registered Owner**		
Fireplace Fuel:				Mortgage Info:	**$0**		
Outdoor Area:	**Fenced Yard, Patio(s)**						
				Property Disclosure:	**Y**		
Mngmt Co:	**DORSET REALTY**			Bylaw Restrictions:	**Pets Allowed w/Rest., Rentals Allowed**		
Mngmt Ph:	**604-270-1711**	Maint Fee:	**$226.38**				

Maint Charge Incl:	**Gardening, Management, Snow removal, Water**
Legal:	**PL BCS3652 LT 53 BLK 4N LD 36**
Amenities:	**Garden, In Suite Laundry, Playground**
Features Incl:	**Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Smoke Alarm**
Site Influences:	**Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensi
Below	**Bedroom**	**9' X 10'**						
Main F.	**Living Room**	**17'3 X 11'4**						
Main F.	**Dining**	**10'11 X 10'6**						
Main F.	**Kitchen**	**8'7 X 14'2**						
Above	**Master Bedroom**	**12' X 9'2**						
Above	**Bedroom**	**8'6 X 9'7**						
Above	**Bedroom**	**8'9 X 10'1**						

Floor Area (SqFt):				**Bathrooms:**	
Finished Floor Area Main:	**558**	Total # Rooms:	**7**	1	**4 Piece; Ensuite: N; Level: Below**
Finished Floor Area Up:	**608**	Finished Levels:	**3**	2	**2 Piece; Ensuite: N; Level: Main F.**
Finished Floor Area Down:	**200**	Basement Area:	**None**	3	**4 Piece; Ensuite: Y; Level: Above**
Finished Floor Area Bsmt:	**0**	Bsmt Height:		4	**4 Piece; Ensuite: N; Level: Above**
Total Finished Floor Area:	**1,366**	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	**0**	# or % Rentals:		7	
Grand Total Floor Area:	**1,366**			8	

Listing Broker(s):**(1) Macdonald Realty Westmar**

Welcome home to this 3 storey, 4 Bedroom+ 3.5 Bath townhouse available at Hamilton Station under 6 years old. This unit is bright and ST it has extra windows for maximum light exposure, granite countertops, laminate floors, s/s appliances, 9' ceiling, R/I Security, 2 balconies parking and a PRIVATE BACKYARD to host all your BBQ parties. Downstairs has a separate bedroom w/its own separate bath for privacy. Remainder of 2-5-10 warranty. Best location: 3 seconds to bus stop, minutes to Hamilton elementary, Mclean Park, Church , Wal-Mart & ou shopping.Easy access to all bridges. Move in ready, priced to sell, come take a look. Hamilton Elementary 10 Minutes away.

REA Full Public w/Realtor	The enclosed information while deemed to be correct, is not guaranteed.	25-Jun-15

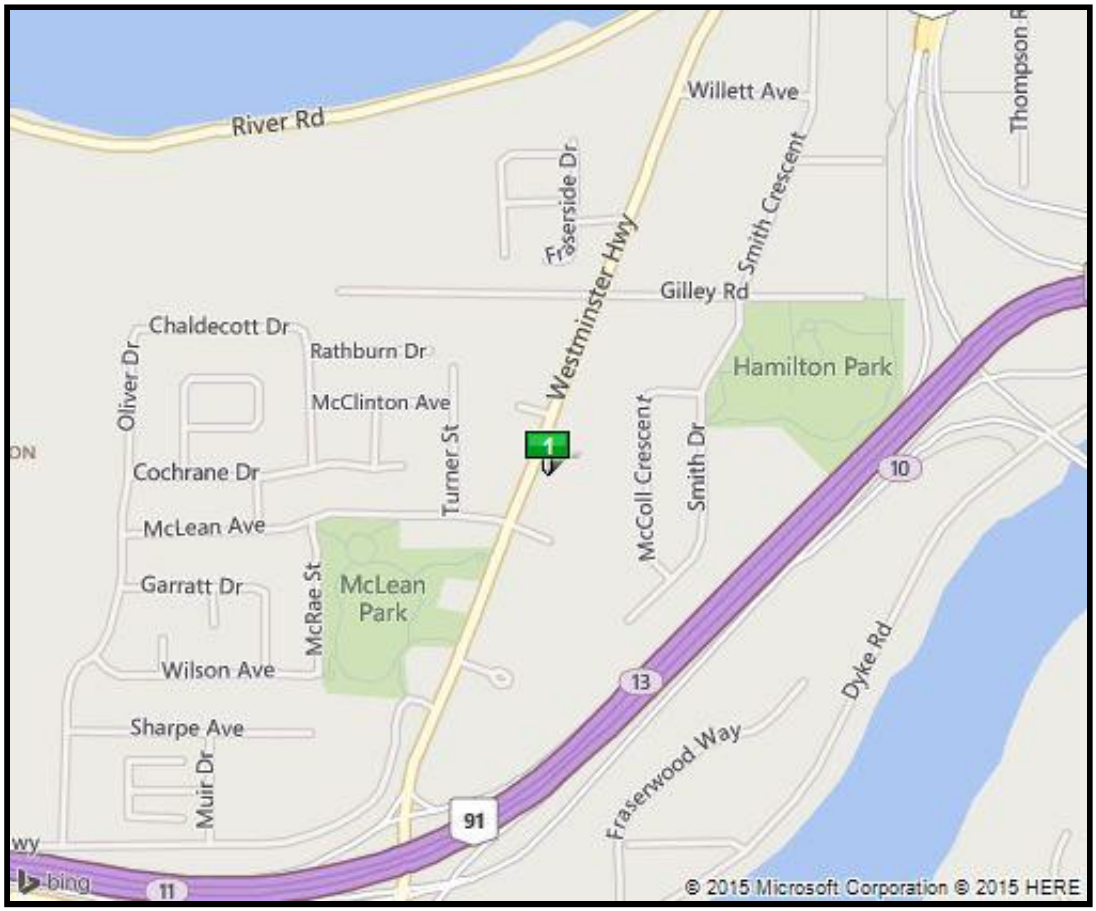


Presented By:
Nancy Fong
Macdonald Realty Westmar
Phone: 778 839 9994
Email: nancyfong778@gmail.com
Website: www.nancyfong.ca

53 22788 WESTMINSTER HY

Richmond, Hamilton RI

MLS#: V1127632 **List Price: $469,000**



Welcome home to this 3 storey, 4 Bedroom+ 3.5 Bath townhouse available at Hamilton Station under 6 years old. This unit is bright and STUNNING, it has extra windows for maximum light exposure, granite countertops, laminate floors, s/s appliances, 9' ceiling, R/I Security, 2 balconies, one parking and a PRIVATE BACKYARD to host all your BBQ parties. Downstairs has a separate bedroom w/its own separate bath for privacy. Remainder of 2-5-10 warranty. Best location: 3 seconds to bus stop, minutes to Hamilton elementary, Mclean Park, Church , Wal-Mart & outlet shopping.Easy access to all bridges. Move in ready, priced to sell, come take a look. Hamilton Elementary 10 Minutes away.

Listing Broker(s): Macdonald Realty Westmar

REA Map View	The enclosed information while deemed to be correct, is not guaranteed.	25-Jun-15