

Presented by:  
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Brighthouse South, Richmond Residential Attached  
**350 7293 MOFFATT RD** **MLS # V593576** **Sold**



List Price: <b>\$198,000</b>	Sale Price: <b>\$195,000</b>	Days on Market: 28	
Original Price: <b>\$198,000</b>	Sale Date: <b>26-Jun-06</b>		
Previous Price:	Subdiv/Complex: <b>DORCHESTER CIRCLE</b>		
Frontage:	View:		
Depth/Size:	Postal Code: <b>V6Y 1X9</b>	Type: <b>Apartment Unit</b>	
Lot SqFt: <b>0</b>	Bedrooms: <b>1</b>	Approx Yr Bilt: <b>1982</b>	
Exposure:	Bathrooms: <b>1</b>	Age at List Date: <b>24</b>	
Stories in Bldg: <b>3</b>	Full Baths: <b>1</b>	Zoning: <b>APT</b>	
Flood Plain:	Half Baths: <b>0</b>	Taxes: <b>\$786 / 2005</b>	
Meas. Type: <b>Imperial</b>		Gst Incl:	
Fixtures Lsd: <b>No</b>		Apprvl Reqd:	
Fixt Removed:		Occupancy: <b>Tenant</b>	

Style of Home: <b>Other</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>
Construction: <b>Frame - Wood</b>	Parking Stall #: <b>1</b>	Parking Stall Owned:
Foundation: <b>Concrete Perimeter</b>	Parking Access: <b>Side</b>	
Exterior: <b>Wood</b>	Parking Facilities: <b>Garage; Underground / Visitor Parking</b>	
Rain Screen:	Dist to Public Trans: <b>CLOSE</b>	Dist to School/Bus: <b>CLOSE</b>
Type of Roof: <b>Tar &amp; Gravel</b>	Units in Development:	Total Units in Strata:
Renovations:	Locker: <b>Yes</b>	Locker #:
Flooring: <b>Wall/Wall/Mixed</b>	Possession:	
Water Supply: <b>City/Municipal</b>	Title to Land: <b>Freehold Strata</b>	
Heat/Fuel: <b>Electric</b>	Seller's Interest: <b>Registered Owner</b>	
No. of Fireplaces: <b>1</b>	Mortgage Info: <b>0 -</b>	
Fireplace Fuel: <b>Wood</b>	Property Disclosure: <b>/ Yes</b>	
Outdoor Area: <b>Balcony(s)</b>	Bylaw Restrictions: <b>No Restrictions</b>	
Mngmt Co/Phone: <b>PRUDENTIAL UNITED / 604-278-6505</b>		
Mo. Maint Charge: <b>\$171.37</b>		

Maint Charge Incl: **Caretaker, Gardening, Management, Recreation Facility**

Legal: **PL NWS1934 LT 147 BLK 4N LD 36 SEC 17 RNG 6W** PID: **002-123-100**

Amenities: **Elevator, Exercise Centre, Pool; Outdoor, Sauna/Steam Room, Shared Laundry**

Features Incl:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 12'						
Main F.	Dining	8' X 7'6"						
Main F.	Kitchen	7'6" X 6'9"						
Main F.	Bedroom	12' X 12'						
Main F.	Den	11' X 8'6"						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>5</b>	<b>Bathrooms:</b>
Finished Floor Area Main: <b>772</b>	Finished Levels: <b>1</b>	1 <b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up: <b>0</b>	Basement Area: <b>None</b>	2 <b>0 Piece; Ensuite: N</b>
Finished Floor Area Down: <b>0</b>	Bsmt Height:	3 <b>0 Piece; Ensuite: N</b>
Finished Floor Area Bsmt: <b>0</b>	Restricted Age:	4
Total Finished Floor Area: <b>772</b>	# Pets; Cats; Dogs:	5
Unfinished Floor Area: <b>0</b>	# or % Rentals:	6
Grand Total Floor Area: <b>772</b>		7
		8

Listing Broker(s): **(1) Sutton-Centre Realty**

**South facing, large 1 bedroom & den, top floor high ceilings, skylight, huge sundeck over looking green space & garden. Problem free complex. Pool & recreation facilities, walk to the Richmond Centre mall, library. No rental restrictions.**