



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Woodward Elementary

High School

McNair Secondary

French Immersion

Whiteside Elementary

McRoberts Secondary

401-14100 RIVERPORT WAY

1 BED, 1 BATH, 780 SQ. FT.

Come home to the serenity of living on the Fraser River at Waterstone Pier. The spacious river-front unit offers 1 bedroom and a large den (used as a second bedroom). The master bedroom, living room and patio all face the water view. Stainless steel appliances, 9' ceilings, and laminate hardwood flooring. Geothermal heating and cooling are included in the strata fees! Close to Richmond's Watermania, Riverport Movie Theatre, restaurants and Lucky Lanes Bowling. Unit is currently rented to a wonderful tenant at \$1580 per month. 1 parking and 1 storage locker.

TRANSIT SCORE: 48

BIKE SCORE: 36

\$475,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

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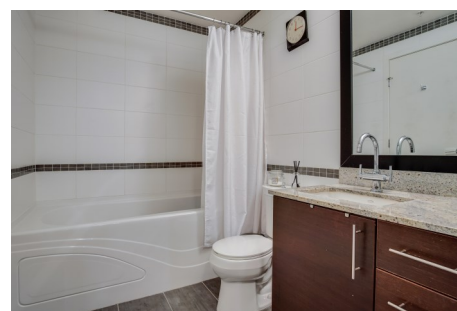
RE/MAX

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*Personal Real Estate Corporation

401-14100 RIVERPORT WAY

View additional photos & 3D Tour at www.KeithRoy.com

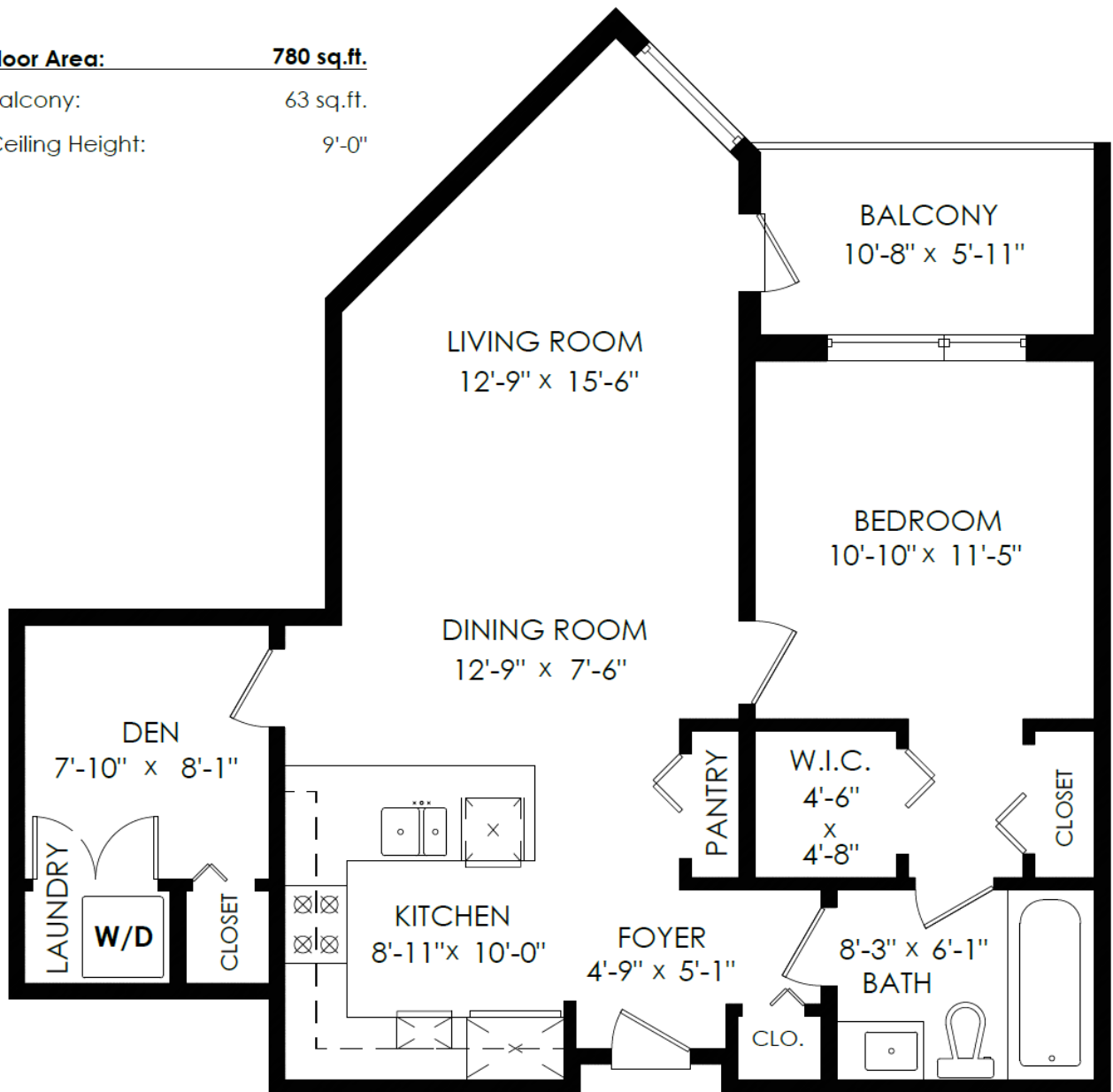


SCALE
0' 5'

Floor Area: 780 sq.ft.

Balcony: 63 sq.ft.

Ceiling Height: 9'-0"





Presented by:
Keith Roy PREC*

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Active
R2519103
Board: V
Apartment/Condo

401 14100 RIVERPORT WAY

Richmond
East Richmond
V6W 1M3

Residential Attached

\$475,000 (LP)
(SP) **M**



Sold Date:	Frontage (feet):	Original Price: \$475,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2006
Depth / Size (ft.):	Bedrooms: 1	Age: 14
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: ZLR14
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,522.81
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure:	Maint. Fee: \$346.82	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 026-751-259
Mgmt. Co's Name: COLYVAN PACIFIC		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-683-8399		
View: Yes: RIVER		
Complex / Subdiv: WATERSTONE PIER		
Services Connected: Community, Electricity, Water		
Sewer Type:		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Mixed			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE
Rain Screen: Full	R.I. Plumbing:	Units in Development: 140	Total Units in Strata: 140
Renovations:	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: None	# of Fireplaces: 0	Fixtures Leased: No	
Fuel/Heating: Geothermal		Fixtures Rmvd: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Laminate, Wall/Wall/Mixed	
Type of Roof: Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management**
Legal: **STRATA LOT 37, BLOCK 4N, PLAN BCS1965, SECTION 33, RANGE 5W, 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: **Air Cond./Central, Bike Room, Elevator, Garden, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'9 x 5'1			x			x
Main	Kitchen	8'11 x 10'			x			x
Main	Dining Room	12'9 x 7'6			x			x
Main	Living Room	12'9 x 15'6			x			x
Main	Bedroom	10'10 x 11'5			x			x
Main	Walk-In Closet	4'6 x 4'8			x			x
Main	Den	7'10 x 8'1			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 780	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 780 sq. ft.	# or % of Rentals Allowed: 21			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 780 sq. ft.				7				
				8				

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