



Presented by:

Sidney Hui

Georgia Pacific Realty Corp.
Phone: 604-889-3218
http://www.sidneyhui.com
realtorsidney@hotmail.com



Active
R2370100

Board: V
Townhouse

7116 MONT ROYAL SQUARE

Vancouver East
Champlain Heights
V5S 4X5

Residential Attached

\$1,138,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,138,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2004
Depth / Size (ft.):	Bedrooms: 4	Age: 15
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: CD-1
Flood Plain:	Full Baths: 3	Gross Taxes: \$2,840.96
Council Apprv?: No	Half Baths: 0	For Tax Year: 2018
Exposure: North	Maint. Fee: \$283.13	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 025-904-264
Mgmt. Co's Name: FAIRFAX PPTY MNGT		Tour:
Mgmt. Co's Phone:		
View: :		
Complex / Subdiv: BORDEAUX		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking		
Exterior: Mixed			Locker:
Foundation: Concrete Perimeter	Reno. Year: 2017	Dist. to Public Transit: 1 BLK	Dist. to School Bus: 1/2 BLOC
Rain Screen: Full	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Baseboard, Forced Air, Natural Gas	# of Fireplaces: 1	Fixtures Rmvd: :	
Outdoor Area: Balcony(s), Fenced Yard		Floor Finish: Laminate, Tile	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Water**
 Legal: **STRATA LOT 4, PLAN BCS768, DISTRICT LOT 334, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 143/4679 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**
 Amenities: **In Suite Laundry, Playground**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 12'6			x			x
Main	Dining Room	12'6 x 10'			x			x
Main	Kitchen	11' x 9'			x			x
Main	Nook	11' x 8'			x			x
Above	Master Bedroom	14' x 12'			x			x
Above	Bedroom	11'6 x 8'6			x			x
Above	Bedroom	10'6 x 8'6			x			x
Below	Bedroom	10' x 8'			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 622	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 637	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below): 277	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Below	3	No	Pool:
Finished Floor (Total): 1,536 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,536 sq. ft.				7				
				8				

Listing Broker(s): **Georgia Pacific Realty Corp.**

Bordeaux at Champlain Gardens. Walk to Champlain mall, public library, & golf course. Killarney Hi Sch zone. This immaculate 4-bedroom unit is north facing with a quiet and family-oriented atmosphere. Craftsman contemporary design exterior with lovely front yard. 3 levels with spacious floor plan and 9' ceiling height on the main floor. Newer laminate flooring and baseboard. You will love the bright and open gourmet kitchen with newer appliances, gas stove and abundance of kitchen cabinets. Off the kitchen is the family room with a glass sliding door leading onto the sunny south balcony. 3 bedrooms and 2 bathrooms on the upper floor plus one large bedroom and a bathroom in the basement. Double side-by-side garage. Total 1,536 sq. ft (based on strata plan). All measurements approximate.