



Presented by:
Kevin Kang PREC*

Royal Pacific Lions Gate Realty Ltd.
Phone: 778-929-8875
http://www.kevinkang.ca
kevinkangca@gmail.com



Active
R3001242
Board: V
Apartment/Condo

1001 6328 NO. 3 ROAD

Richmond
Brighthouse
V6Y 0L6

Residential Attached

\$1,388,000 (LP)

(SP)



| | | |
|--|-------------------------------------|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$1,388,000 |
| Meas. Type: Feet | Bedrooms: 4 | Approx. Year Built: 2022 |
| Frontage(feet): 0.00 | Bathrooms: 2 | Age: 3 |
| Frontage(metres): 0.00 | Full Baths: 2 | Zoning: ZMU37 |
| Depth / Size (ft.): 0.0 | Half Baths: 0 | Gross Taxes: \$3,737.03 |
| Sq. Footage: 0.00 | | For Tax Year: 2024 |
| Flood Plain: | P.I.D.: 031-622-585 | Tax Inc. Utilities?: No |
| View: Yes :CITY | | Tour: Virtual Tour URL |
| Complex / Subdiv: | | |
| First Nation: | | |
| Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water | | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate**

Legal: **STRATA LOT 400, BLOCK 4N, PLAN EPS8061, SECTION 9, 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: **Air Cond./Central, Elevator, Exercise Centre, Playground**

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

| | | | | | | | | | | | |
|--|-----------------|-------------|--|------|------------|----------------------------------|-------|-------------|-----------------------------------|--|--|
| Finished Floor (Main): 1,122 | | | Units in Development: | | | Tot Units in Strata: 310 | | | Locker: | | |
| Finished Floor (Above): 0 | | | Exposure: | | | Storeys in Building: | | | | | |
| Finished Floor (AbvMain2): 0 | | | Mgmt. Co's Name: Rancho Management Services | | | Mgmt. Co's #: | | | 604-684-4508 | | |
| Finished Floor (Below): 0 | | | Maint Fee: \$858.63 | | | Council/Park Apprv?: | | | | | |
| Finished Floor (Basement): 0 | | | Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal, Water | | | | | | | | |
| Finished Floor (Total): 1,122 sq. ft. | | | | | | | | | | | |
| Unfinished Floor: 0 | | | | | | | | | | | |
| Grand Total: 1,122 sq. ft. | | | Bylaws Restrictions: Pets Allowed, Rentals Allowed | | | | | | | | |
| Suite: | | | Restricted Age: | | | # of Pets: No Restriction | | | Cats: Yes Dogs: Yes | | |
| Basement: None | | | # or % of Rentals Allowed: | | | | | | | | |
| Crawl/Bsmt. Ht: | | | Short Term(<1yr)Rnt/Lse Alwd?: No | | | | | | | | |
| # of Kitchens: 1 | | | Short Term Lse-Details: | | | | | | | | |
| # of Rooms: 8 | | | | | | | | | | | |
| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? | | |
| Main | Primary Bedroom | 8'5 x 10'2 | | | x | 1 | Main | 3 | Yes | | |
| Main | Walk-In Closet | 4'7 x 8'9 | | | x | 2 | Main | 3 | No | | |
| Main | Bedroom | 5'10 x 6' | | | x | 3 | | | | | |
| Main | Bedroom | 9'5 x 9'5 | | | x | 4 | | | | | |
| Main | Bedroom | 11'2 x 10'3 | | | x | 5 | | | | | |
| Main | Kitchen | 8'7 x 8'7 | | | x | 6 | | | | | |
| Main | Living Room | 13'2 x 16'8 | | | x | 7 | | | | | |
| Main | Foyer | 3'9 x 15'6 | | | x | 8 | | | | | |

Listing Broker(s): **Royal Pacific Lions Gate Realty Ltd.**

Welcome to Paramount 2—this rare 4-bedroom, 2-bathroom high-rise corner unit offers spacious luxury living in the heart of Richmond! Located steps from Richmond Centre and the Canada Line SkyTrain, this home features three expansive balconies with sweeping city and mountain views. Bright and functional layout with separated bedrooms, perfect for families or investors. Enjoy world-class amenities including fitness center, lounge, and concierge service. One of the largest and most desirable floor plans in the building. LIKE NEW & 2 PARKING SPACES! A must-see!