



**Active**  
**R2193805**  
Board: V  
Townhouse

**86 5531 CORNWALL DRIVE**  
Richmond  
Terra Nova  
V7C 5N7

Residential Attached  
**\$1,388,000** (LP)   
(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name: **Colyvan Properties**  
Mgmt. Co's Phone: **604-683-8399**  
View: **No**  
Complex / Subdiv: **QUILCHENA GREEN**  
Services Connected: **Community, Electricity, Natural Gas**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$437.00**

Original Price: **\$1,388,000**  
Approx. Year Built: **1992**  
Age: **25**  
Zoning: **RTL 1**  
Gross Taxes: **\$3,447.86**  
For Tax Year: **2016**  
Tax Inc. Utilities?: **No**  
P.I.D.: **017-817-749**  
Tour:

Style of Home: **2 Storey, Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations: **Partly**  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Propane**  
Fuel/Heating: **Hot Water, Natural Gas, Radiant**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2015**  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Locker:  
Dist. to School Bus:  
Total Units in Strata: **91**

Dist. to Public Transit:  
Units in Development: **91**  
Title to Land: **Freehold Strata**

Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**  
Legal: **PL LMS423 LT 6 BLK 4N LD 36 SEC 3 RNG 7W**

Amenities: **Club House, Garden, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Marina Nearby, Shopping Nearby**  
Features: **CthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11' x 5'11	Above	Walk-In Closet	8' x 5'1			x
Main	Laundry	6' x 5'11	Above	Den	13'4 x 8'2			x
Main	Living Room	18'11 x 14'5			x			x
Main	Dining Room	17'8 x 8'10			x			x
Main	Kitchen	13'1 x 11'9			x			x
Main	Family Room	14'10 x 7'11			x			x
Main	Master Bedroom	16'2 x 11'11			x			x
Main	Walk-In Closet	7'4 x 5'7			x			x
Above	Bedroom	17'5 x 16'4			x			
Above	Bedroom	12'9 x 10'11			x			

Finished Floor (Main):	1,456	# of Rooms:12	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	901	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age: 45+			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3	Above	4	Yes	Pool:
Finished Floor (Total):	2,357 sq. ft.	# or % of Rentals Allowed: 0			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: <b>Age Restrictions, Pets Allowed</b>			5				Door Height:
Grand Total:	2,357 sq. ft.	<b>w/Rest., Rentals Not Allowed</b>			6				
		Basement: <b>None</b>			7				
					8				

Listing Broker(s): **RE/MAX Crest Realty Westside**

**RARELY AVAILABLE! SOUGHT AFTER QUILCHENA GREEN- TERRA NOVA. EXCLUSIVE ADULT- ORIENTED GATED COMMUNITY. This LARGE PRISTINE move in ready 3 bedroom 2 LEVEL TOWNHOME has 20 FT. VAULTED ceilings, SKYLIGHT in the DEN, 2 SPACIOUS master bedrooms ( 1 up & 1 down) both with ensuite & walk-in closets, 2 car attached garage. Updates incl: STAINLESS STEEL appliances Bosch Stove, Granite counters in kitchen & downstairs bathrooms. New Cabinets. Enjoy GARDENING on your PRIVATE patio off of the kitchen & living area. Indulge in walks or biking around the DYKE, Terra Nova SHOPPING center, Starbucks, Save-On steps away from your home. Perfect for downsizers or those wanting the perfect home. PETS ALLOWED (1 Cat or 1 Dog). Rentals not allowed.**

# 86 - 5531 CORNWALL DRIVE

RICHMOND, BC | V7C 5N7

3 BED | 3 BATH | 2,357 SQFT



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**RE/MAX** crest realty westside



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RE/MAX CREST REALTY WESTSIDE  
1428 W 7TH AVE | VANCOUVER, BC | V6H 1C1

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