

Presented by:  
**Alan Mah**  
 Park Georgia Realty Ltd.  
 Phone: 604-321SOLD Cell: 604-328-0606  
 Email: [alan@321SOLD.net](mailto:alan@321SOLD.net)  
 Website: [www.SOLDteam.ca](http://www.SOLDteam.ca)

Richmond, Granville Residential Attached  
**# 23 5988 LANCING RD, V7C 3A8** **Active**  
 MLS# V834138



List Price: \$558,000 Previous Price:

Subdiv/Complex: SYMPHONY

|                    |                     |      |             |                |
|--------------------|---------------------|------|-------------|----------------|
| Frontage:          | Approx Yr Bldt:     | 2005 | PID:        | 026-473-046    |
| Depth/Size:        | Age at List Date:   | 5    | Type:       | Townhouse      |
| Lot SqFt: 0        | Bedrooms:           | 3    | Zoning:     | R2/0.7         |
| Exposure: N        | Bathrooms:          | 3    | Taxes:      | \$2,306 (2009) |
| Stories in Bldg: 3 | Full Baths:         | 2    | Gst Incl:   | No             |
| Flood Plain:       | Half Baths:         | 1    | Apprvl Req: | No             |
| Meas. Type:        | Tax Incl Utilities: | No   |             |                |
| Fixtures Lsd: N    |                     |      |             |                |
| Fixt Removed: N    |                     |      |             |                |
| View: N            |                     |      |             |                |

|                    |                         |                       |                 |                        |                  |
|--------------------|-------------------------|-----------------------|-----------------|------------------------|------------------|
| Style of Home:     | 3 Storey                | Total Parking:        | 2               | Covered Parking:       | 1                |
| Construction:      | Frame - Wood            | Parking Access:       | Rear            |                        |                  |
| Foundation:        | Concrete Perimeter      | Parking Facilities:   | Garage; Single  |                        |                  |
| Exterior:          | Mixed                   |                       |                 |                        |                  |
| Rain Screen:       |                         | R/I Plumbing:         | No              |                        |                  |
| Type of Roof:      | Asphalt                 | Dist to Public Trans: | CLOSE           | Dist to School/Bus:    | CLOSE            |
| Renovations:       |                         | Units in Development: | 24              | Total Units in Strata: |                  |
| Flooring:          | Wall/Wall/Mixed         | Locker:               |                 |                        |                  |
| Water Supply:      | City/Municipal          | Possession:           |                 |                        |                  |
| Heat/Fuel:         | Electric                | Title to Land:        | Freehold Strata |                        |                  |
| No. of Fireplaces: | 1                       | R/I Fireplaces:       |                 | Seller's Interest:     | Registered Owner |
| Fireplace Fuel:    | Gas - Natural           | Mortgage Info:        | \$0             |                        |                  |
| Outdoor Area:      | Balcony(s), Fenced Yard | Property Disclosure:  | Y               | Bylaw Restrictions:    | No Restrictions  |
| Mngmt Co:          | Crosby Property         |                       |                 |                        |                  |
| Mngmt Ph:          | 604-683-8900            | Maint Fee:            | \$178.43        |                        |                  |

Maint Charge Incl: Gardening, Management

Legal: PL BCS1573 LT 23 BLK 4N LD 36 SEC 13 RNG 7W STRATA LOT AS SHOWN ON FORM V.  
 Amenities: Storage  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Security System

Site Influences: Central Location, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby

| Floor   | Type            | Dimensions  | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|-----------------|-------------|-------|------|------------|-------|------|------------|
| Main F. | Living Room     | 15' X 12'6" |       |      |            |       |      |            |
| Main F. | Kitchen         | 14'6 X 8'   |       |      |            |       |      |            |
| Main F. | Dining          | 11' X 10'6" |       |      |            |       |      |            |
| Main F. | Eating Area     | 10' X 7'    |       |      |            |       |      |            |
| Above   | Master Bedroom  | 11'6 X 11'  |       |      |            |       |      |            |
| Above   | Bedroom         | 13' X 8'    |       |      |            |       |      |            |
| Above   | Bedroom         | 10' X 9'    |       |      |            |       |      |            |
| Below   | Recreation Room | 17' X 10'6" |       |      |            |       |      |            |

| Floor Area (SqFt):         |       | Total # Rooms:       | 8    | Bathrooms |                                     |
|----------------------------|-------|----------------------|------|-----------|-------------------------------------|
| Finished Floor Area Main:  | 628   | Finished Levels:     | 3    | 1         | 2 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Area Up:    | 630   | Basement Area:       | None | 2         | 4 Piece; Ensuite: Y; Level: Above   |
| Finished Floor Area Down:  | 303   |                      |      | 3         | 4 Piece; Ensuite: N; Level: Above   |
| Finished Floor Area Bsmt:  | 0     | Bsmt Height:         |      | 4         |                                     |
| Total Finished Floor Area: | 1,561 | Restricted Age:      |      | 5         |                                     |
|                            |       | # Pets / Cats; Dogs: |      | 6         |                                     |
| Unfinished Floor Area:     | 0     | # or % Rentals:      |      | 7         |                                     |
| Grand Total Floor Area:    | 1,561 |                      |      | 8         |                                     |

Listing Broker(s): (1) Park Georgia Realty Ltd.

Great townhouse in move-in condition. 3 bedrooms plus rec room or 4th bedroom and 2 1/2 baths. 9' ceilings, granite island in kitchen and counters, gas fireplace and lots of parking in front of unit plus 1 extra by the garage. Facing north with sunny southern exposure deck. Walking distance to shopping and schools.