



Presented by:  
**Wayne Pasco**  
 Multiple Realty Ltd.  
 Phone: 604-790-5404  
<http://www.waynepasco.com>  
[wayne@waynepasco.com](mailto:wayne@waynepasco.com)



**Active**  
**R2536638**  
 Board: V  
 Apartment/Condo

**323 9300 GLENACRES DRIVE**

Richmond  
 Saunders  
 V7A 1Y8

Residential Attached  
**\$368,700** (LP)  
 (SP)



Sold Date: Frontage (feet): Original Price: **\$368,700**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1971**  
 Depth / Size (ft.): Bedrooms: **1** Age: **50**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RTL 1**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,114.79**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2020**  
 Exposure: Maint. Fee: **\$283.30** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **001-063-456**  
 Mgmt. Co's Name: **Wynford** Tour:  
 Mgmt. Co's Phone: **604-261-0285**  
 View: **Yes: Park**  
 Complex / Subdiv: **Sharon Gardens**  
 Services Connected: **Electricity, Sanitary Sewer**  
 Sewer Type: **City/Municipal**

|  |  |                           |                                   |
|--|--|---------------------------|-----------------------------------|
| Style of Home: <b>Corner Unit, Penthouse</b> | Total Parking: <b>1</b>                    | Covered Parking: <b>1</b> | Parking Access: <b>Front</b>      |
| Construction: <b>Frame - Wood</b>            | Parking: <b>Garage Underbuilding</b>       | Locker: <b>Y</b>          | Dist. to School Bus:              |
| Exterior: <b>Mixed, Wood</b>                 | Dist. to Public Transit:                   | Dist. to School Bus:      | Total Units in Strata: <b>136</b> |
| Foundation: <b>Concrete Perimeter</b>        | Units in Development: <b>136</b>           |                           |                                   |
| Rain Screen: <b>No</b>                       | Title to Land: <b>Freehold Strata</b>      |                           |                                   |
| Renovations: <b>Completely</b>               | Property Disc.: <b>Yes</b>                 |                           |                                   |
| Water Supply: <b>City/Municipal</b>          | Fixtures Leased: <b>:</b>                  |                           |                                   |
| Fireplace Fuel: <b>Electric</b>              | Fixtures Rmvd: <b>Yes: TV/Sound system</b> |                           |                                   |
| Fuel/Heating: <b>Electric</b>                | Floor Finish: <b>Hardwood, Tile</b>        |                           |                                   |
| Outdoor Area: <b>Balcony(s)</b>              |  |                           |                                   |
| Type of Roof: <b>Torch-On</b>                |  |                           |                                   |

Maint Fee Inc: **Management, Recreation Facility**  
 Legal: **STRATA LOT 136, BLOCK 4N, PLAN NWS49, SECTION 27, 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 1**  
 Amenities: **Elevator, Pool; Outdoor, Sauna/Steam Room, Shared Laundry, Storage**  
 Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **Microwave, Refrigerator, Stove**

| Floor | Type           | Dimensions   | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 14' x 13'    |       |      | x          |       |      | x          |
| Main  | Dining Room    | 13' x 8'     |       |      | x          |       |      | x          |
| Main  | Kitchen        | 8' x 7'      |       |      | x          |       |      | x          |
| Main  | Master Bedroom | 13'10" x 10' |       |      | x          |       |      | x          |
| Main  | Walk-In Closet | 5' x 5'      |       |      | x          |       |      | x          |
| Main  | Foyer          | 8' x 7'      |       |      | x          |       |      | x          |
|       |                |              |       |      | x          |       |      | x          |
|       |                |              |       |      | x          |       |      | x          |
|       |                |              |       |      | x          |       |      | x          |
|       |                |              |       |      | x          |       |      | x          |

|  |  |                         |                       |      |             |             |           |                |
|--|--|-------------------------|-----------------------|------|-------------|-------------|-----------|----------------|
| Finished Floor (Main): <b>732</b>          | # of Rooms: <b>6</b>   | # of Kitchens: <b>1</b> | # of Levels: <b>1</b> | Bath | Floor       | # of Pieces | Ensuite?  | Outbuildings   |
| Finished Floor (Above): <b>0</b>           | Crawl/Bsmt. Height:  |                         |                       | 1    | <b>Main</b> | <b>4</b>    | <b>No</b> | Barn:          |
| Finished Floor (Below): <b>0</b>           | Restricted Age:  |                         |                       | 2    |             |             |           | Workshop/Shed: |
| Finished Floor (Basement): <b>0</b>        | # of Pets:   | Cats: <b>Yes</b>        | Dogs: <b>Yes</b>      | 3    |             |             |           | Pool:          |
| Finished Floor (Total): <b>732 sq. ft.</b> | # or % of Rentals Allowed: <b>5</b>                            |                         |                       | 4    |             |             |           | Garage Sz:     |
|  | Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b> |                         |                       | 5    |             |             |           | Grg Dr Ht:     |
| Unfinished Floor: <b>0</b>                 | Basement: <b>None</b>  |                         |                       | 6    |             |             |           |                |
| Grand Total: <b>732 sq. ft.</b>            |  |                         |                       | 7    |             |             |           |                |
|  |  |                         |                       | 8    |             |             |           |                |

Listing Broker(s): **Multiple Realty Ltd.**

**One of the best 1 bed homes at Sharon Gardens! Fully renovated, private, Top floor, corner home. This large, immaculate home boasts, lovely private (100 sq ft) deck looking to park, updated kitchen bath cabinets, granite c-tops, stainless steel appliances. Dble/Tandem-size parking, storage plus shared laundry directly across hall! Many building upgrades well-run strata/large contingency plus outdoor pool/sauna.**