



Presented by:
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Sold
R2847058
Board: V
Apartment/Condo

1101 6833 PEARSON WAY

Richmond
Brighthouse
V7C 0C9

Residential Attached

\$3,988,000 (LP)

\$3,650,000 (SP)



Sold Date: **2/26/2024** If new, GST/HST inc?:
Meas. Type: Bedrooms: **3**
Frontage(feet): Bathrooms: **4**
Frontage(metres): Full Baths: **3**
Depth / Size (ft.): Half Baths: **1**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **031-923-364**
View: **Yes : Fraser River**
Complex / Subdiv: **Hollybridge At River Green**
First Nation
Services Connctd: **Community, Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$3,988,000**
Approx. Year Built: **2023**
Age: **1**
Zoning: **/**
Gross Taxes: **\$0.00**
For Tax Year: **2023**
Tax Inc. Utilities?: **No**
Tour: **Virtual Tour URL**

Style of Home: **Corner Unit, Penthouse**
Construction: **Concrete**
Exterior: **Glass, Mixed, Stone**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Total Parking: **3** Covered Parking: **3** Parking Access: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit: **Close By** Dist. to School Bus: **Close By**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 458 DISTRICT LOTS 5 AND 6 BLOCK 4 NORTH RANGE 6 WEST AND SECTION 31 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS9187**

Amenities: **Air Cond./Central, Club House, Elevator, Exercise Centre, Playground, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**
Site Influences: **Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Microwave, Pantry, Smoke Alarm, Sprinkler - Fire, Wine Cooler**

Finished Floor (Main): 1,786	Units in Development: 460	Tot Units in Strata: 460	Locker: No
Finished Floor (Above): 968	Exposure: Northwest	Storeys in Building: 11	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 778-871-7961	
Finished Floor (Below): 0	Maint Fee: \$2,204.36	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water		
Finished Floor (Total): 2,754 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,754 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 2	Short Term Lse-Details:		
# of Levels: 2			
# of Rooms: 11			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'2" x 18'	Above	Family Room	20'11" x 16'8"	1	Main	2	No
Main	Dining Room	19' x 8'4"	Above	Walk-In Closet	9'2" x 7'0"	2	Main	4	No
Main	Kitchen	18'3" x 10'4"	Above	Laundry	9'9" x 7'5"	3	Main	5	Yes
Main	Wok Kitchen	8'8" x 5'2"				4	Above	5	Yes
Main	Office	10'1" x 8'10"				5			
Main	Bedroom	10'10" x 9'10"				6			
Main	Bedroom	12'4" x 11'3"				7			
Above	Primary Bedroom	19' x 10'5"				8			

Listing Broker(s): **Sutton Group - 1st West Realty**

Luxurious & prestigious waterfront community rare penthouse@ Hollybridge River Green in Richmond. This gorgeous 3 bedroom 2754 sq./ft interior living space and 2600 sq.ft exterior outdoor Terrace with incredible Water & Mountain view. Interior featuring with luxury Italian kitchen cabinets, high-end counter-tops, Miele appliances, private elevator, Air Conditioning/Central Heating, floor to ceiling windows, hardwood floor. Exclusive 2-car private garage plus 1 additional parking stalls. The 5 stars luxury hotel style amenities - Over 20,000 Sq.ft incudes green Space and Water garden, indoor swimming pool, sauna/steam room, fitness center, Yoga dance room, Club Room, Music Room, Study room. Private shuttle bus to City Center. Steps to river dyke, Oval, T&T and restaurants. A must see!!