



Presented by:
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Active
R3069777
Board: V
Apartment/Condo

309 7128 ADERA STREET

Vancouver West
South Granville
V6P 0H6

Residential Attached

\$780,000 (LP)
(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$808,000**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **2019**
Depth / Size (ft.): _____ Bedrooms: **1** Age: **7**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$2,519.56**
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2025**
Exposure: **North** Maint. Fee: **\$405.77** Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: _____ P.I.D.: **030-691-214**
Mgmt. Co's Name: **FIRSTSERVICE RESIDENTIAL** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: **604-683-8900**
View: **No** :
Complex / Subdiv: **SHANNON WALL CENTRE**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Brick, Concrete	Parking: Garage; Underground, Visitor Parking		
Exterior: Brick, Mixed	Locker: Y	Dist. to School Bus: 5 BLOCKS	
Foundation: Concrete Perimeter	Reno. Year: _____	Dist. to Public Transit: 1 BLOCK	
Rain Screen: Full	R.I. Plumbing: No	Units in Development: _____	
Renovations: _____	Metered Water: _____	Title to Land: Freehold NonStrata	
Water Supply: City/Municipal	R.I. Fireplaces: _____	Property Disc.: No	
Fireplace Fuel: None	# of Fireplaces: 0	Fixtures Leased: No :	
Fuel/Heating: Geothermal		Fixtures Rmvd: No :	
Outdoor Area: Patio(s)		Floor Finish: Hardwood, Mixed, Tile	
Type of Roof: Tile - Concrete			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
Legal: **STRATA LOT 101, PLAN EP55056, DISTRICT LOT 526, GROUP 1, 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, Club House, Elevator, Exercise Centre, Garden, Playground, Pool; Outdoor, Storage, Wheelchair Access, Concierge**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 10'5			x			x
Main	Kitchen	13'5 x 12'			x			x
Main	Primary	11'7 x 10'6			x			x
Main	Den	8'3 x 5'			x			x
Main	Patio	18'5 x 17'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 605	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 605 sq. ft.	# or % of Rentals Allowed: 100			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 605 sq. ft.				7				
				8				

Listing Broker(s): **Allie Lau Realty Ltd.**

Hudson House at Shannon Wall Centre. Quality concrete low rise building on 10 acres land. 1 bed + den with hardwood flooring, air-conditioning, radiant heat, high end European appliances, gas stove, stone countertop. Huge over 300SF patio with privacy. Bonus EV Charger Ready parking. Amenities included heated outdoor lap pool, fully equipped gym, rooftop BBQ area, kids play ground and a beautiful park for relax. School catchment - Maple Grove Elementary, Magee Secondary and UBC. Close to 6 famous Golf Courses, Arbutus Club and Kerrisdale Village. 15 minutes drive to downtown, Richmond Airport, Burnaby and UBC. Easy to show by appointment. Side by side next unit also for sale, same size, same floor plan with balcony. Open House Sun March 8, 2-4pm