

# 61-6880 LUCAS ROAD

TIMBERWOOD VILLAGE

3 BEDROOM | 3 BATHROOM | LIVING AREA: 1,542 SQFT



Welcome to TIMBERWOOD VILLAGE! Located in the safe, quiet, family friendly Woodwards area. This beautiful 2 level home offers 3 generous sized bdrms, 2.5 newly reno'd baths, new flooring & light fixtures, a spacious lvg rm with over 15ft vaulted ceiling, & an elegant dining room overlooking a serene outdoor haven. The main living space boasts over-height windows letting in an abundance of natural light. Also includes ample storage and a large, private, fully fenced backyard patio sanctuary for all your outdoor enjoyment. This lovely tree-lined complex has undergone extensive reno's, new roof, siding, windows and more! You'll find plenty of visitor parking + a Clubhouse with games and a swimming pool! Near all amenities, Blundell Elementary & Steveston-London Secondary schools.



604-319-7735  
elevationrealestate.ca

**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**ANNA POPPLETON**

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage









elevation  
REAL ESTATE GROUP







## WALK SCORE

Walk Score  
**41**

### Car-Dependent

Most errands require a car.

Transit Score  
**45**

### Some Transit

A few nearby public transportation options.

Bike Score  
**41**

### Somewhat Bikeable

Flat as a pancake, minimal bike lanes.

## SCHOOL CATCHMENT

### Blundell Elementary School (K-7)

6480 Blundell Road  
Richmond, BC, V7C 1H8  
Phone: 604-668-6562

### Steveston-London Secondary School (8-12)

6600 Williams Road  
Richmond, BC, V7E 1K5  
Phone: 604-668-6668

## COMMUTE to downtown Richmond



5 min



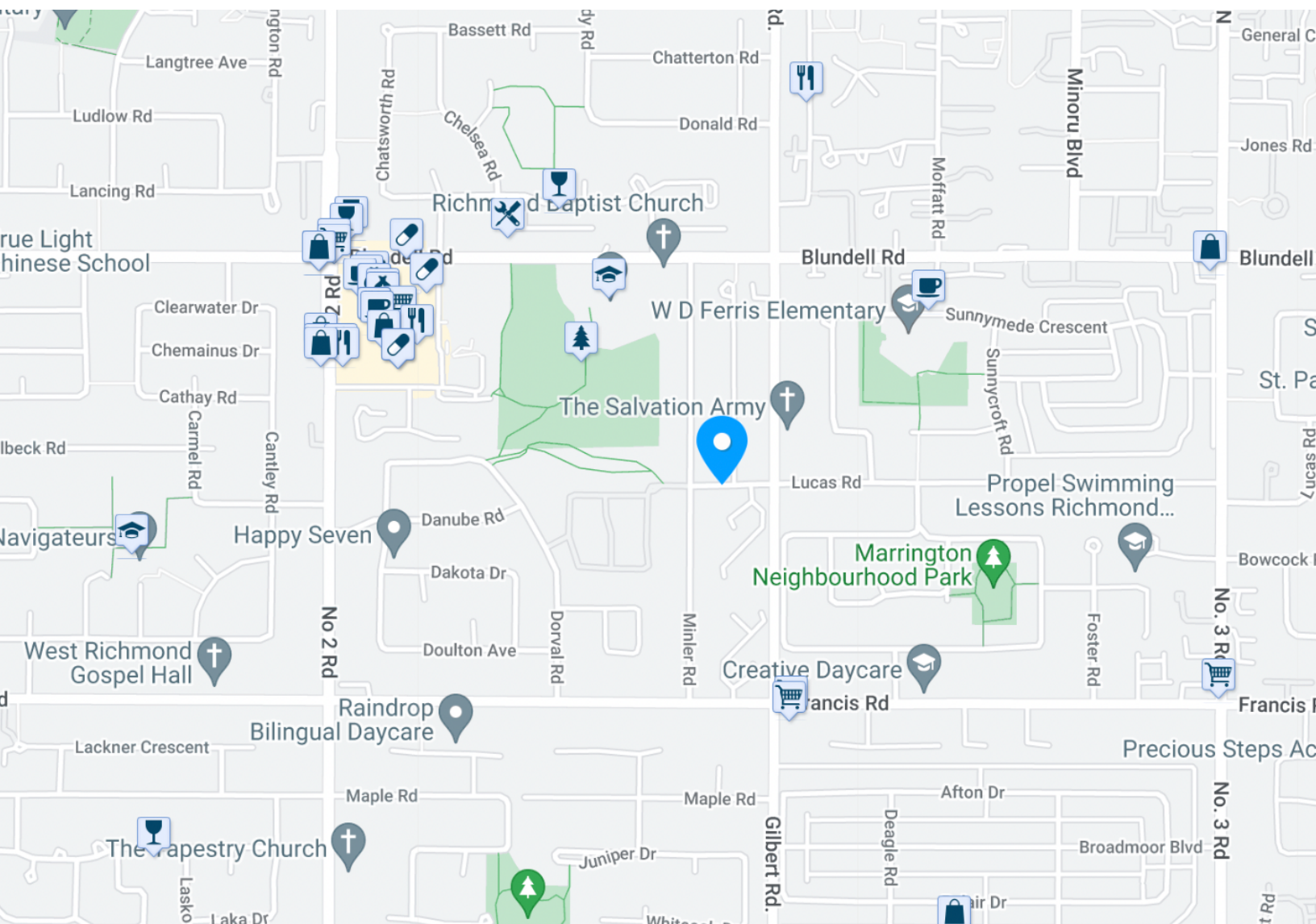
13 min



8 min



34 min





**604-704-8551**

info@elevationrealestate.ca

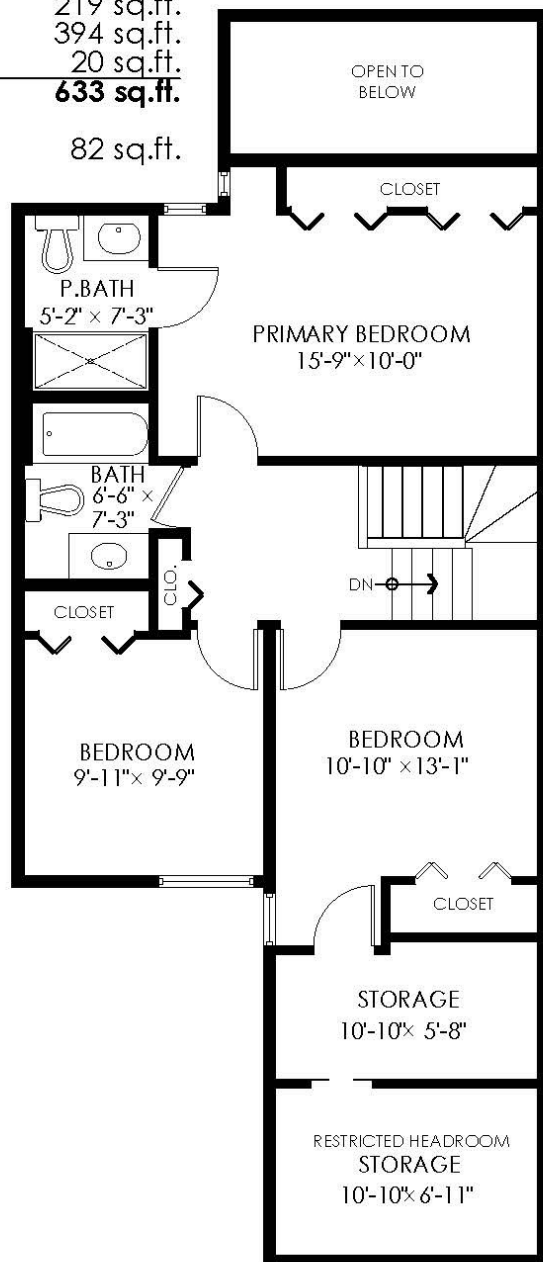
www.elevationrealestate.ca

Main Floor: 697 sq.ft.  
Upper Floor: 758 sq.ft.  
**Total Livable: 1,455 sq.ft.**

Restricted Headroom: 87 sq.ft.  
**Grand Total: 1,542 sq.ft.**

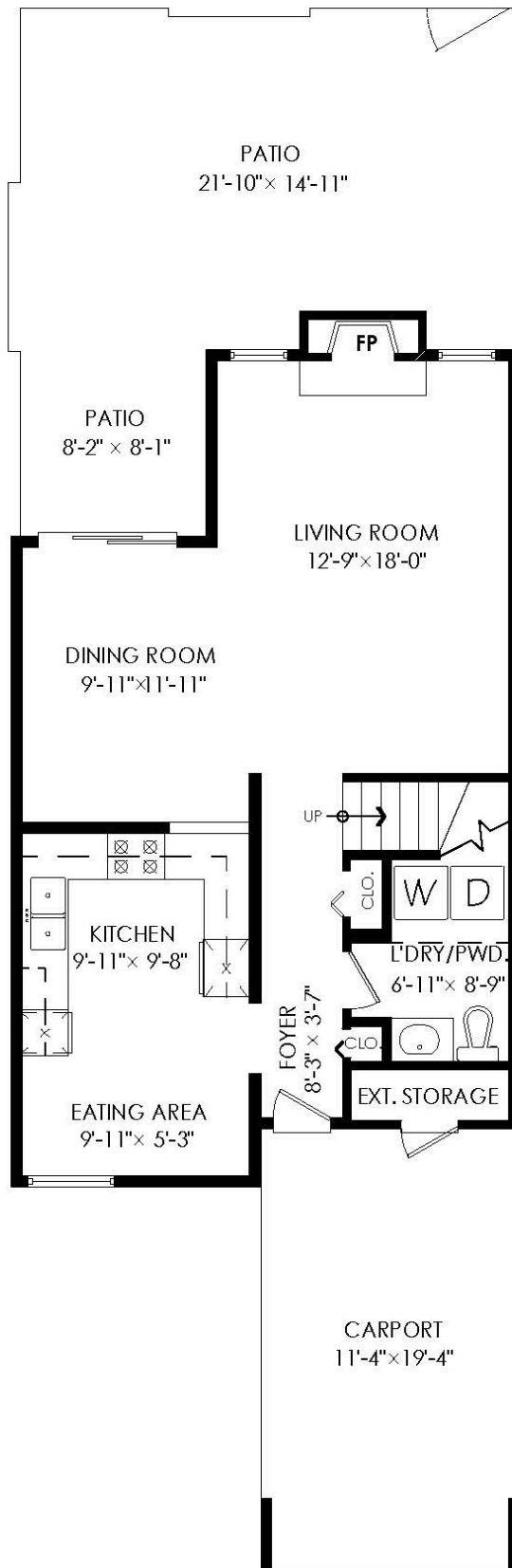
Carport: 219 sq.ft.  
Patio: 394 sq.ft.  
Ext. Storage: 20 sq.ft.  
**Total Extras: 633 sq.ft.**

Open To Below: 82 sq.ft.



**Upper Floor Plan**

Floor Area: 758 sq.ft.  
Restricted Headroom: 88 sq.ft.  
Ceiling Height: 7'-11"



**Main Floor Plan**

Floor Area: 697 sq.ft.  
Ceiling Height: 7'-11"



**MEASURED ON: (2023-04-05)**

info@pixlworks.com www.pixlworks.com 604.329.5788

E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.





**R2766832**Board: V  
Townhouse**61 6880 LUCAS ROAD**Richmond  
Woodwards  
V7C 4T8

Residential Attached

**\$939,900** (LP)

(SP)



Sold Date:  
Meas. Type:  
Frontage(feet):  
Frontage(metres):  
Depth / Size (ft.):  
Sq. Footage: **0.00**  
Flood Plain:  
View:  
Complex / Subdiv: **Timberwood Village**  
First Nation Reserve:  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
P.I.D.: **001-529-595**

Original Price: **\$939,900**  
Approx. Year Built: **1977**  
Age: **46**  
Zoning: **047**  
Gross Taxes: **\$2,238.14**  
For Tax Year: **2023**  
Tax Inc. Utilities?: **No**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplac... **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:  
Fixtures Lease... **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Wall/Wall/Mixed**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, Visitor Parking**  
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 KM**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**

Legal: **STRATA LOT 61 SECTION 19 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW807 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, In Suite Laundry, Pool; Outdoor**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby, Treed**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Smoke Alarm, Vaulted Ceiling**

Finished Floor (Main): **697**  
Finished Floor (Above): **845**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,542 sq. ft.**  
Unfinished Floor: **0**

Units in Development:  
Exposure: **Northwest**  
Mgmt. Co's Name: **Dwell Property Management**  
Maint Fee: **\$402.59**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer, Snow removal**

Tot Units in Strata: **48** Locker: **No**  
Stores in Building: **2**  
Mgmt. Co's #: **604-821-2999**  
Council/Park Apprv?:

Grand Total: **1,542 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht:  
# of Kitchens: **1**

# of Levels: **2**  
# of Rooms: **11**

Bylaws Restrictions: **Pets Allowed w/Rest.**

Restricted Age:  
# or % of Rentals Allowed: **100%**  
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**  
Short Term Lse-Details: **No term restrictions**

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Eating Area	9'11 x 5'3	Above	Bedroom	10'10 x 13'1	1	Main	2	No
Main	Kitchen	9'11 x 9'8	Above	Storage	10'10 x 5'8	2	Above	4	No
Main	Dining Room	9'11 x 11'11	Above	Storage	10'10 x 6'11	3	Above	3	Yes
Main	Living Room	12'9 x 18'0			x	4			No
Main	Foyer	8'3 x 3'7			x	5			No

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