



Rarely Available... Immaculately Kept... House Size... Quiet..  
Great Area... Convenient... Well Priced... Unique... Spacious...

**25-9651 Dayton Ave**  
**3 Bedrooms, 3 Bathrooms**  
**1923 sq ft**

**\$508,800**



Rarely available, this FULLY DETACHED townhome comes with a house-like layout without the cost & maintenance hassles of a house. Unique to the townhome market, its living space of 1900 sq ft is spread over only 2 floors with ground-level access to your own private, two-car carport! This immaculately kept, quiet home has an amazingly open layout and very spacious rooms, making it a great family home with room to grow. Updated flooring, newer appliances, tons of kitchen cabinetry & storage, and a high efficiency heating & hot water system are just the beginning. Also includes huge beautiful private fenced yard for your summer BBQ & enjoyment. This spectacular complex is within walking distance to elementary/high schools, across from Richmond Family Place, and close to community centers and walking trails.

[Virtual Tour](#)



**Katayoon Webb**

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Presented by:  
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Garden City, Richmond Residential Attached  
**# 25 9651 DAYTON AV** **MLS # V758209** **Active**



List Price: \$508,800

Previous Price: Subdiv/Complex: THE ESTATES  
 Original Price: \$508,800 View: No  
 Frontage: Postal Code: V6Y 3C3 Type: Townhouse  
 Depth/Size: Approx Yr Bilt: 2000  
 Lot SqFt: 0 Age at List Date: 9  
 Exposure: Bedrooms: 3 Zoning: R2  
 Stories in Bldg: Bathrooms: 3 Taxes: \$2,058 / 2008  
 Flood Plain: Full Baths: 2 Gst Incl:  
 Meas. Type: Half Baths: 1 Apprvl Req: No  
 Fixtures Lsd: No Occupancy: Owner  
 Fixt Removed: N Tax Incl Utils: N

Style of Home: 2 Storey Total Parking: 2 Covered Parking: 2  
 Construction: Frame - Wood Parking Stall #: Parking Stall Owned:  
 Foundation: Concrete Perimeter Parking Access: Front  
 Exterior: Wood Parking Facilities: Carport; Multiple  
 Rain Screen:  
 Type of Roof: Asphalt Dist to Public Trans: 1 Dist to School/Bus: 3  
 Renovations: Partly Reno Year: 2006 Units in Development: 40 Total Units in Strata: 40  
 Flooring: Laminate / Mixed / Other Locker: Locker #: 50  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Radiant / Natural Gas 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: Fenced Yard Property Disclosure: / Yes  
 Mngmt Co/Phone: REMAX MANAGEMENT / 604-821-2999 Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions  
 Mo. Maint Charge: \$213.64

Maint Charge Incl: Gardening, Management

Legal: PL NWS2212 LT 25 BLK 4N LD 36 SEC 22 RNG 6W STRATA LOT AS SHOWN ON FORM 1. PID: 001-069-268  
 Amenities: Garden, In Suite Laundry  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Humidifier, Security System, Smoke Alarm  
 Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 12'						
Main F.	Kitchen	10' X 9'						
Main F.	Dining	12' X 11'						
Main F.	Nook	10' X 8'						
Main F.	Laundry	8' X 6'						
Main F.	Family Room	15'6 X 11'						
Above	Master Bedroom	18'5 X 12'9						
Above	Bedroom	14' X 12'						
Above	Bedroom	10' X 9'10						

<b>Floor Area (SqFt):</b>	Total # Rooms: 9	<b>Bathrooms</b>
Finished Floor Area Main: 969	Finished Levels: 2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 954	Basement Area: None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0		3 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height:	4 ; Ensuite: N
Total Finished Floor Area: 1,923	Restricted Age:	5 ; Ensuite: N
Unfinished Floor Area: 0	# Pets; Cats; Dogs: 2; Cats: Yes; Dogs: Yes	6
Grand Total Floor Area: 1,923	# or % Rentals:	7
		8

Listing Broker(s): (1) RE/MAX Crest Realty (Westside)

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