



Presented by:
Adam Lloyd PREC*

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Active
R2227488

Board: V
House/Single Family

4851 FRANCIS ROAD

Richmond
Boyd Park
V7C 1J8

Residential Detached

\$2,100,000 (LP)

(SP)



Sold Date:	Frontage (feet):	56.30	Original Price: \$2,100,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2017
Depth / Size: 143.44	Bathrooms:	6	Age: 1
Lot Area (sq.ft.): 8,076.00	Full Baths:	5	Zoning: ZS21
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,665.73
Rear Yard Exp: North			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 029-216-486
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL EPP36656 LT 5 BLK 4N LD 36 SEC 23 RNG 7W**

Amenities:

Site Influences: **Central Location, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 12'2	Main	Foyer	27'9 x 7'			x
Main	Dining Room	12'2 x 9'	Above	Master Bedroom	20'2 x 16'8			x
Main	Kitchen	14'7 x 11'7	Above	Bedroom	15'5 x 13'4			x
Main	Wok Kitchen	14'7 x 6'	Above	Bedroom	15'4 x 9'6			x
Main	Eating Area	9'3 x 9'	Above	Bedroom	14' x 19'			x
Main	Family Room	20'11 x 12'3			x			x
Main	Office	14'7 x 13'8			x			x
Main	Bedroom	13'6 x 11'			x			x
Main	Media Room	19'11 x 13'8			x			
Main	Laundry	9'4 x 8'			x			

Finished Floor (Main):	2,334	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,062	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	5	Yes	Pool:
Finished Floor (Total):	4,396 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
		Beds in Basement: 0	5	Above	4	Yes	Door Height:
Unfinished Floor:	0	Basement: None	6	Above	4	Yes	
Grand Total:	4,396 sq. ft.		7				
			8				

Listing Broker(s): **Royal Pacific Realty Corp.**

A rare opportunity to own this south facing home sits on a 56.3 x 143.44 (8076 sqft) lot located in the Boyd Park area. This close to 4400 home is unfinished and it is waiting for your creative design. Total of 5 bedrooms and 6 bathrooms. 3 car garage. Steps from Seafair Shopping Centre, West Rmd Community Centre & golf course. Within walking distance to the dyke, bike lane into Steveston Village & public transit. Close to Grauer Elem & Hugh Boyd Sec catchments. This is a court ordered sale and this property is sold as is where is. The adjacent house 4839 Francis Rd MLS: R2227492 is also available for sale.



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Active
R2227492
Board: V
House/Single Family

4839 FRANCIS ROAD

Richmond
Boyd Park
V7C 1J8

Residential Detached

\$2,200,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.39	Original Price: \$2,200,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2017
Depth / Size: 143.47	Bathrooms:	6	Age: 1
Lot Area (sq.ft.): 7,229.00	Full Baths:	5	Zoning: ZS21
Flood Plain:	Half Baths:	1	Gross Taxes: \$6,832.52
Rear Yard Exp: North			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 029-216-478
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **None**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **5** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL EPP36656 LT 4 BLK 4N LD 36 SEC 23 RNG 7W**

Amenities:

Site Influences: **Central Location, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'8	Main	Foyer	27'4 x 10'4			x
Main	Dining Room	12'5 x 10'3	Above	Master Bedroom	18' x 16'2			x
Main	Kitchen	14'5 x 11'7	Above	Bedroom	12'8 x 12'1			x
Main	Wok Kitchen	13' x 6'	Above	Bedroom	13'10 x 12'6			x
Main	Eating Area	9' x 9'3	Above	Bedroom	13' x 10'8			x
Main	Family Room	20'11 x 13'			x			x
Main	Office	13' x 11'			x			x
Main	Bedroom	13'10 x 10'			x			x
Main	Media Room	18'4 x 13'			x			
Main	Laundry	8'8 x 7'9			x			

Finished Floor (Main):	2,295	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,642	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	5	Yes	Pool:
Finished Floor (Total):	3,937 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
		Beds in Basement: 0	5	Above	4	Yes	Door Height:
Unfinished Floor:	0	Basement: None	6	Above	3	Yes	
Grand Total:	3,937 sq. ft.		7				
			8				

Listing Broker(s): **Royal Pacific Realty Corp.**

A rare opportunity to own this south facing home sits on a 50.39 x 143.47 (7229 sqft) lot located in the Boyd Park area. This close to 4000 home is unfinished and it is waiting for your creative design. Total of 5 bedrooms and 6 bathrooms. 3 car garage. Steps from Seafair Shopping Centre, West Rmd Community Centre & golf course. Within walking distance to the dyke, bike lane into Steveston Village & public transit. Close to Grauer Elem & Hugh Boyd Sec catchments. This is a court ordered sale and this property is sold as is where is. The adjacent house 4851 Francis Rd MLS: R2227488 is also available for sale.