



Presented by:

# P.A. 'Doc' Livingston PREC\*

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**Active**  
**R2733065**  
Board: V  
House/Single Family

## 10695 AINTREE PLACE

Richmond  
McNair  
V7A 3H1

Residential Detached

**\$2,490,000** (LP)   
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,490,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2022**  
Frontage(feet): **0.00** Bathrooms: **7** Age: **1**  
Frontage(metres): Full Baths: **6** Zoning: **RE1**  
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,608.31**  
Lot Area (sq.ft.): **10,828.00** Rear Yard Exp: **North** For Tax Year: **2021**  
Lot Area (acres): **0.25** P.I.D.: **003-970-124** Tax Inc. Utilities?: **No**  
Flood Plain: Tour: **Virtual Tour URL**  
View: :  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Block**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **3** Parking Access: **Lane, Rear**  
Parking: **Garage; Triple**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 3, BLOCK 4N, SUB BLOCK 12, PLAN NWP18551, SECTION 35, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	2,656	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,500	Main	Living Room	16' x13'	Above	Primary Bedroom	14' x 16'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x12'	Above	Walk-In Closet	10'4 x 10'6	Main	2
Finished Floor (Below):	0	Main	Kitchen	10' x14'	Above	Bedroom	11'8 x 14'2	Main	4
Finished Floor (Basement):	0	Main	Wok Kitchen	3'6 x14'	Above	Walk-In Closet	5' x 5'	Main	4
Finished Floor (Total):	4,156sq. ft.	Main	Nook	10' x14'	Above	Bedroom	12' x 12'8	Above	5
Unfinished Floor:	0	Main	Family Room	18' x14'	Above	Walk-In Closet	5'6 x 5'10	Above	4
Grand Total:	4,156sq. ft.	Main	Den	11' x12'6	Above	Bedroom	12' x 12'	Above	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Media Room	12' x16'			x	Above	4
Suite: <b>Legal Suite</b>		Main	Bedroom	11' x12'6			x		
Basement: <b>None</b>		Main	Bedroom	11'6 x12'6			x		
		Main	Kitchen	10' x7'6			x		
		Main	Living Room	12'6 x11'6			x		
		Main	Laundry	8' x8'2			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 20	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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**ALERT! Looking for the right buyer or builder to complete this new house. 2 level home in popular McNair neighbourhood. This home sits on a huge 10,828 sq ft lot with North facing backyard. Open concept, high ceiling in living and family room, 6 bedrooms (4 up and 2 down), all with ensuite. Spacious kitchen, wok kitchen, formal dining room, den, media room on main. One bedroom legal suite with separate entrance as in-law suite or mortgage helper and a 3 car garage. Quiet and friendly neighborhood, Kidd Elementary & McNair Secondary catchment. Close to schools, shopping, amenities. This is sold at its current stage, buyer would need to finish. Inquire to agent for all information and documents. COURT ORDERED SALE - Please do not walk the property without permission. Open Hse Jan 7 (Sat) 2-4**