



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3082521
Board: V
House/Single Family

12506 WESCOTT STREET
Richmond
Steveston South
V3E 6T9

Residential Detached
\$1,598,880 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,719,880**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2006**
Frontage(feet): **37.30** Bathrooms: **3** Age: **20**
Frontage(metres): **11.37** Full Baths: **3** Zoning: **RS1/K**
Depth / Size: **103.30** Half Baths: **0** Gross Taxes: **\$6,240.55**
Lot Area (sq.ft.): **3,854.00** Rear Yard Exp: **South** For Tax Year: **2025**
Lot Area (acres): **0.09** P.I.D.: **025-699-920** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **No**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **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: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **Near By** Dist. to School Bus: **Near By**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :Court Order Sale Chattel Not Included**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 27 BLOCK 3N PLAN BCP6535 SECTION 12 RANGE TW NEW WESTMINSTER LAND DISTRICT.**

Amenities:
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	1,229	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,480	Main	Great Room	16' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	20' x 6'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	16' x 12'			x	Above 4
Finished Floor (Basement):	0	Main	Nook	16' x 10'			x	Above 5
Finished Floor (Total):	2,709sq. ft.	Main	Den	12' x 12'			x	
Unfinished Floor:	0	Main	Pantry	7' x 5'			x	
Grand Total:	2,709sq. ft.	Above	Primary Bedroom	15' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	13' x 7'			x	
Suite: None		Above	Bedroom	13' x 11'			x	
Basement: None		Above	Bedroom	13' x 11'			x	
		Above	Bedroom	12' x 11'			x	
		Above	Flex Room	20' x 12'			x	
		Above	Laundry	12' x 6'			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Homelife Benchmark Titus Realty**

Welcome to Charming Steveston Village. This home has been meticulously maintained by its owners and pride of ownership gleams throughout. Well built, bright and beautifully kept on a quiet no-through Street. Feature 4 Bedroom, 3 full bathroom, Flex area of one bedroom above garage, Kitchen with island, granite counter tops, SS appliances, WI pantry, Hedged private backyard. Walk to the village, dyke and all amenities it provides in the area, Garry Point Park. Open by confirmed appoint only 12:30pm to 1:30pm Saturday 28 February, 2026



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Active
R3079771
Board: V
House/Single Family

3830 MCKAY DRIVE

Richmond
West Cambie
V6X 3R5

Residential Detached

\$1,662,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$1,662,000**
Meas. Type: **Metres** Bedrooms: **5** Approx. Year Built: **1990**
Frontage(feet): **44.29** Bathrooms: **3** Age: **36**
Frontage(metres): **13.50** Full Baths: **3** Zoning: **RSM/M**
Depth / Size: _____ Half Baths: **0** Gross Taxes: **\$5,614.58**
Lot Area (sq.ft.): **5,137.00** Rear Yard Exp: _____ For Tax Year: **2025**
Lot Area (acres): **0.12** P.I.D.: **012-844-284** Tax Inc. Utilities?: _____
Flood Plain: _____ Tour: _____
View: **Yes: GARDEN**
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Community**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Add. Parking Avail., Garage; Underground**
Exterior: **Stucco** Driveway Finish: **Asphalt**
Foundation: **Concrete Slab** Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Renovations: _____ Reno. Year: _____ Property Disc.: **No**
of Fireplaces: **2** R.I. Fireplaces: _____ Rain Screen: _____ Fixtures Leased: **No** :
Fireplace Fuel: **Natural Gas** Metered Water: _____ Fixtures Rmvd: **No** :
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: _____ Floor Finish: **Hardwood, Mixed**
Outdoor Area: **Fenced Yard**
Type of Roof: **Wood**

Legal: **LOT 78, BLOCK 5N, PLAN NWP80288, SECTION 27, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences: **Cul-de-Sac**
Features:

Finished Floor (Main):	1,452	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,356	Main	Living Room	17'6 x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 11'			x	Above 4
Finished Floor (Below):	0	Main	Kitchen	10'6 x 10'			x	Above 4
Finished Floor (Basement):	0	Main	Eating Area	14' x 10'			x	Main 3
Finished Floor (Total):	2,808 sq. ft.	Main	Family Room	15' x 12'8			x	
Unfinished Floor:	0	Main	Office	11' x 10'4			x	
Grand Total:	2,808 sq. ft.	Main	Laundry	10'8 x 7'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	21' x 14'			x	
Suite: None		Above	Bedroom	15' x 11'			x	
Basement: None		Above	Bedroom	12'4 x 10'			x	
		Above	Bedroom	10' x 9'			x	
		Above	Bedroom	15' x 11'			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Luxmore Realty**

BANK FORECLOSURE! Bright and spacious family home featuring a south-facing backyard. Offering over 2,800 sq. ft. of quality craftsmanship, this beautifully built residence is located in a quiet yet highly convenient neighborhood. The upper level boasts 5 generous bedrooms and 2 full bathrooms, while the lower level includes 1 additional bedroom with a full bathroom, ideal for guests or extended family. A grand foyer with vaulted ceilings and skylight creates an impressive first impression, oak flooring, and an elegant tiled entry with a circular staircase. Close to Walmart, Aberdeen Centre, Canadalline, supermarkets, shopping, banks, restaurants, transit, parks, and schools, easy access to hwy 99. A fantastic opportunity-this home won't last long! Open house Mar 07 (Sat) 2 - 4 pm.



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Active
R3084565
Board: V
House/Single Family

4000 FISHER DRIVE
Richmond
West Cambie
V6X 3S4

Residential Detached
\$1,675,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,775,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1991**
Frontage(feet): **0.00** Bathrooms: **5** Age: **35**
Frontage(metres): Full Baths: **4** Zoning: **RS1/B**
Depth / Size: Half Baths: **1** Gross Taxes: **\$5,889.24**
Lot Area (sq.ft.): **6,220.00** Rear Yard Exp: **North** For Tax Year: **2025**
Lot Area (acres): **0.14** P.I.D.: **015-500-675** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Stucco** Driveway Finish:
Foundation: **Concrete Slab** Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: **Partly** Reno. Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Other** Metered Water:
Fuel/Heating: **Baseboard, Hot Water** R.I. Plumbing: Fixtures Leased: **No** :
Outdoor Area: **Fenced Yard** Fixtures Rmvd: **No** :
Type of Roof: **Asphalt** Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **LOT 16, BLOCK 5N, PLAN NWP83946, SECTION 35, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,764	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,611	Main	Foyer	8'10 x 15'8	Above	Bedroom	15'0 x 13'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'4 x 22'1			x	Main 2
Finished Floor (Below):	0	Main	Family Room	13'4 x 8'6			x	Above 3
Finished Floor (Basement):	0	Main	Kitchen	13'5 x 12'10			x	Main 3
Finished Floor (Total):	3,375 sq. ft.	Main	Dining Room	10'6 x 14'7			x	Above 5
Unfinished Floor:	0	Main	Wok Kitchen	6'6 x 12'10			x	Above 3
Grand Total:	3,375 sq. ft.	Main	Bedroom	14'4 x 12'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	9'0 x 12'10			x	
		Above	Primary Bedroom	13'5 x 19'8			x	
		Above	Walk-In Closet	7'11 x 8'0			x	
		Above	Bedroom	11'6 x 11'2			x	
		Above	Bedroom	11'5 x 13'5			x	
		Above	Bedroom	11'10 x 11'10			x	

Suite: **None** Manuf Type: Registered in MHR?: PAD Rental:
Basement: **None** MHR#: CSA/BCE: Maint. Fee:
Crawl/Bsmt. Height: # of Levels: **2** ByLaw Restrictions:
of Kitchens: **2** # of Rooms: **14**

Listing Broker(s): **RE/MAX Westcoast** **RE/MAX Westcoast**

Welcome to this spacious 7 bed, 4.5 bath home in the desirable Fisher Gate area of West Cambie! Renovated around 2018, it offers a bright, functional layout with two bedrooms and a full bath on the main level, perfect for guests or extended family. Sitting on a 6,000+ sqft lot, this home provides plenty of space for living and entertaining. Enjoy a central location close to Garden City, Walmart, parks, and restaurants, with easy access to Vancouver via Highways 99 and 91. This home is ideal for families seeking comfort and convenience in one of Richmond's most connected neighborhoods!



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Active
R3052869
Board: V
House/Single Family

11880 AZTEC STREET

Richmond
East Cambie
V6X 1H8

Residential Detached

\$1,799,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,888,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1997
Frontage(feet): 65.00	Bathrooms: 4	Age: 29
Frontage(metres): 19.81	Full Baths: 4	Zoning: RS1
Depth / Size: 95	Half Baths: 0	Gross Taxes: \$6,090.44
Lot Area (sq.ft.): 6,175.00	Rear Yard Exp: West	For Tax Year: 2025
Lot Area (acres): 0.14	P.I.D.: 023-719-729	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stucco	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit: Close	Dist. to School Bus: Close	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 2	R.I. Fireplaces:	Property Disc.: No	
Fireplace Fuel: Natural Gas	Reno. Year:	Fixtures Leased: No	
Fuel/Heating: Natural Gas, Radiant	Rain Screen:	Fixtures Rmvd: :	
Outdoor Area: Fenced Yard	Metered Water:		
Type of Roof: Tile - Concrete	R.I. Plumbing:	Floor Finish:	

Legal: **LOT A, BLOCK 5N, PLAN LMP32487, SECTION 36, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Paved Road, Private Yard, Shopping Nearby**

Features:

Finished Floor (Main):	1,710	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,593	Main	Living Room	17' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17' x 13'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	14' x 10'			x	Above 5
Finished Floor (Basement):	0	Main	Family Room	16' x 14'			x	Above 4
Finished Floor (Total):	3,303sq. ft.	Main	Den	14' x 12'			x	Above 4
Unfinished Floor:	0	Main	Bedroom	12' x 9'			x	
Grand Total:	3,303sq. ft.	Main	Foyer	12' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	9' x 6'			x	
Suite:		Above	Primary Bedroom	17' x 17'			x	
Basement:None		Above	Bedroom	16' x 14'			x	
		Above	Bedroom	14' x 12'			x	
		Above	Bedroom	16' x 11'			x	
		Above	Recreation Room	14' x 12'			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **RE/MAX Masters Realty**

RE/MAX Masters Realty

Over 3,300 sqft., 5 bed + den executive home on a quiet street! Features include vaulted ceilings, grand main staircase, all upstairs bedrooms en-suited, concrete tile roof, radiant hot water heat and a video security system. The bright gourmet kitchen has granite counters and a gas wok / spice kitchen conveniently situated alongside the primary kitchen. Location, Location, Location! Conveniently located near schools, shops & parks with easy access to downtown Vancouver. Double garage + large driveway. Low maintenance front / back yard! SHOWINGS Tuesday Jan 13, 11am - 12noon!



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Active
R3077262
Board: V
House/Single Family

7580 LINDSAY ROAD

Richmond
Granville
V7C 3M6

Residential Detached

\$2,622,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,622,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2005
Frontage(feet): 66.00	Bathrooms: 6	Age: 21
Frontage(metres): 20.12	Full Baths: 5	Zoning: RSM/L
Depth / Size: 120	Half Baths: 1	Gross Taxes: \$9,130.88
Lot Area (sq.ft.): 7,920.00	Rear Yard Exp: East	For Tax Year: 2025
Lot Area (acres): 0.18	P.I.D.: 010-453-717	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **7** Covered Parking: **3** Parking Access:
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:

Legal: **LOT 54 SECTION 13 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTERDISTRICT PLAN 19107**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard**
Features: **Air Conditioning**

Finished Floor (Main):	2,275	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,350	Main	Living Room	15'6" x 14'	Above	Bedroom	11' x 12'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14' x 8'6"			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	11'6" x 13'			x	Main 2
Finished Floor (Basement):	0	Main	Bedroom	10' x 13'			x	Above 4
Finished Floor (Total):	3,625sq. ft.	Main	Den	11' x 11'			x	Above 4
Unfinished Floor:	0	Main	Playroom	18'10" x 12'			x	Above 4
Grand Total:	3,625sq. ft.	Main	Nook	10' x 10'			x	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	10' x 10'			x	
Suite:		Main	Family Room	16' x 14'			x	
Basement:None		Above	Primary Bedroom	14' x 18'			x	
		Above	Bedroom	12' x 11'			x	
		Above	Bedroom	12' x 13'			x	
		Above	Bedroom	12' x 12'			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **14**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Oakwyn Realty Ltd.**

Oakwyn Realty Ltd.

This is a Court Ordered Sale and is sold as-is, where-is. Located on a quiet street in Central West Richmond, one block east of Railway Avenue, this luxurious custom home offers a functional layout with 6 bedrooms, 6 bathrooms, and a 3-car garage. The home includes air conditioning, two gas fireplaces, and a separate wok kitchen. The quiet residential setting makes this an excellent option for families.



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Active
R3093692
Board: V
House/Single Family

11260 WESTMINSTER HIGHWAY

Richmond
McLennan
V6X 1B3

Residential Detached
\$3,400,500 (LP)
(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$3,400,500
Meas. Type: Feet	Bedrooms: 9	Approx. Year Built: 2000
Frontage(feet): 64.00	Bathrooms: 7	Age: 26
Frontage(metres): 19.51	Full Baths: 6	Zoning: AG1
Depth / Size: 594	Half Baths: 1	Gross Taxes: \$9,661.55
Lot Area (sq.ft.): 94,173.45	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 2.16	P.I.D.: 011-797-576	Tax Inc. Utilities?: No
Flood Plain:	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: Septic	Water Supply: City/Municipal

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple, Open**
Driveway Finish:
Dist. to Public Transit: **150 mts** Dist. to School Bus: **1.7 km**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **Yes :AS IS WHERE IS - See Schedule A**
Fixtures Rmvd: **Yes :AS IS WHERE IS - See Schedule A**
Floor Finish: **Mixed**

Legal: **LOT "F" (AB153010) EXCEPT: PART SUBDIVIDED BY PLAN 79531, SECTION 12BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1452**

Amenities:
Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	3,539	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	3,566	Main	Living Room	19'8 x 14'	Above	Bedroom	17'7 x 12'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'8 x 9'4	Above	Bedroom	17'7 x 12'	Main 3
Finished Floor (Below):	0	Main	Bedroom	15'6 x 13'1	Above	Bedroom	17'7 x 11'7	Main 3
Finished Floor (Basement):	0	Main	Bedroom	15'7 x 15'6	Above	Bedroom	17'7 x 10'2	Main 2
Finished Floor (Total):	7,105sq. ft.	Main	Recreation Room	23' x 19'7			x	Above 5
Unfinished Floor:	0	Main	Den	12'9 x 10'			x	Above 4
Grand Total:	7,105sq. ft.	Main	Bedroom	15'7 x 14'3			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	15'7 x 14'3			x	Above 3
Suite:		Main	Storage	26' x 9'3			x	
Basement:None		Above	Living Room	28'6 x 24'6			x	
Crawl/Bsmt. Height:	# of Levels: 2	Above	Family Room	19'5 x 17'7			x	
# of Kitchens: 2	# of Rooms: 17	Above	Kitchen	17'1 x 14'1			x	
		Above	Primary Bedroom	16'2 x 15'9			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Stonehaus Realty Corp.** **Stonehaus Realty Corp.**

FORECLOSURE - Experience luxury and nature at 11260 Westminster Highway. This massive 2.16-acre estate sits directly across from the lush Richmond Nature Park, offering serene trails and wildlife right at your doorstep. The grand 7,100+ Sq. Ft. residence impresses with a soaring entrance, double staircases, and high-ceilinged bedrooms designed for large-scale living. Beyond the home, enjoy active revenue-generating blueberry fields, blending a rural lifestyle with smart investment potential. Perfectly positioned near top schools (Anderson Elementary/McNair Secondary), shopping, and dining, this property offers the ultimate Richmond lifestyle: a peaceful sanctuary with city convenience. A rare opportunity for families or investors seeking space, income, and a premium location.



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Active
R3074742
Board: V
House/Single Family

12900 GILBERT ROAD

Richmond
Gilmore
V7E 2H6

Residential Detached

\$5,990,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$6,800,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1996**
Frontage(feet): **400.00** Bathrooms: **7** Age: **30**
Frontage(metres): **121.92** Full Baths: **6** Zoning: **AG1**
Depth / Size: Half Baths: **1** Gross Taxes: **\$15,541.35**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **9.07** P.I.D.: **003-490-661** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick**
Foundation: **Concrete Slab**

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Triple, RV Parking Avail., Visitor Parking**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcony(s), Sundeck(s)**
Type of Roof: **Tile - Concrete**

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

Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL 33993 LT 7 BLK 3N LD 36 SEC 8 RNG 6W**

Amenities: **Air Cond./Central, Garden, Pool; Indoor, Sauna/Steam Room**

Site Influences:
Features:

Finished Floor (Main):	10,166	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	6,123	Main	Living Room	20'0 x 26'	Main	Eating Area	12' x 30'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	20' x 30'			x	Main 2
Finished Floor (Below):	0	Main	Family Room	20' x 30'			x	Main 4
Finished Floor (Basement):	0	Main	Recreation Room	30' x 65'			x	Above 7
Finished Floor (Total):	16,289 sq. ft.	Main	Den	17' x 26'			x	Main 4
Unfinished Floor:	0	Main	Bedroom	16' x 20'			x	Main 4
Grand Total:	16,289 sq. ft.	Main	Bedroom	11' x 13'			x	Main 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	22' x 40'			x	Above 4
Suite:		Above	Bedroom	20' x 23'			x	
Basement:None		Above	Bedroom	20' x 23'			x	
		Above	Bedroom	20' x 23'			x	
		Above	Family Room	19' x 20'			x	
		Above	Recreation Room	16' x 32'			x	

Crawl/Bsmt. Height: # of Levels: **2** MHR#: Registered in MHR?: PAD Rental:
of Kitchens: **1** # of Rooms: **14** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Royal Pacific Lions Gate Realty Ltd.**

Court order sale! 16,000+ sq ft with 6 bedroom and 7 bath custom executive home on 9.07 acres. Perfect for entertaining. Portecochere, grand double high entry foyer & living room, designer kitchen with all the bells and whistles, 40 ft indoor swimming pool, exercise area, library, double family room, recreation room, tennis court, refraction pool, fish pond and many more. Property is in excellent condition but sold as is. Open house on Sunday March 1, 10am-12pm.