

Presented by:
Gary S Gill

Sutton Group-West Coast Realty
Phone: 604-562-8333

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Active
R2285107
Board: V
House/Single Family

7280 LOMBARD ROAD

Richmond
Granville
V7C 3N1

Residential Detached

\$1,502,400 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,589,800**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1974**
 Depth / Size: **0** Bathrooms: **3** Age: **44**
 Lot Area (sq.ft.): **9,378.00** Full Baths: **3** Zoning: **RS1/E**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$6,557.71**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **003-453-456**
 Tour:

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

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt, Wood**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Double**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**

Legal: **LT 209 SEC 13 BLK 4 NORTH RANGE 7 WEST NWD PL 44714**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12'6 x 11'6			x			x
Main	Bedroom	9'6 x 10'6			x			x
Main	Bedroom	11'6 x 9'6			x			x
Main	Living Room	13'6 x 20'			x			x
Main	Dining Room	9' x 12'			x			x
Main	Kitchen	11'6 x 16'			x			x
Bsmt	Recreation	20' x 8'			x			x
Bsmt	Kitchen	11'6 x 16'			x			x
Bsmt	Bedroom	10' x 10'			x			x
		x			x			

Finished Floor (Main):	1,340	# of Rooms:	9	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	Yes			Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No			Workshop/Shed:
Finished Floor (Basement):	1,285	Suite:		3	Bsmt	4	No			Pool:
Finished Floor (Total):	2,625 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	Beds not in Basement: 3	5						Door Height:
Grand Total:	2,625 sq. ft.	Basement: Full, Separate Entry		6						
				7						
				8						

Listing Broker(s): **Royal LePage - Wolstencroft**

Huge potential here! Situated in the popular Granville area in West Richmond in a quiet Cul-de-sac. This home is situated on a 9378 lot that backs onto McKay Elementary and in Burnett Secondary catchment, ready to renovate or build your dream home. The house is clean and ready for your ideas! Max House size allowed 4058 sq ft with additional 580 sq ft garage, 2.5 stories. (please verify with the City of Richmond)

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Active
R2238106

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:	0	Approx. Year Built: 9999
Depth / Size: 143.44	Bathrooms:	0	Age: 999
Lot Area (sq.ft.): 8,076.00	Full Baths:	0	Zoning: ZS21
Flood Plain: No	Half Baths:	0	Gross Taxes: \$5,665.73
Rear Yard Exp:			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:	Natural Gas		

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

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

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

Amenities:
Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'						
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	2,334	# of Rooms:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,062	# of Kitchens:	0	1				Barn:
Finished Floor (Below):	0	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Other	3				Pool:
Finished Floor (Total):	4,396 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Door Height:
Grand Total:	4,396 sq. ft.	Basement:	None	6				
				7				
				8				

Listing Broker(s): **Team 3000 Realty Ltd.**

Court Order Sale for under construction property, A rare opportunity to own , south facing , 5 bedrooms with 6 bathrooms home that goes into your beautiful mansion and make it unique to you after completing the building.

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Active
R2238107
Board: V
House/Single Family

4839 FRANCIS ROAD

Richmond
Boyd Park
V7C 1J8

Residential Detached

\$2,250,000 (LP)

(SP)



Sold Date: Frontage (feet): **50.39** Original Price: **\$2,250,000**
 Meas. Type: **Feet** Bedrooms: **0** Approx. Year Built: **9999**
 Depth / Size: **143.47** Bathrooms: **0** Age: **999**
 Lot Area (sq.ft.): **7,229.00** Full Baths: **0** Zoning: **ZS21**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$6,832.52**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **029-216-478**
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Natural Gas**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Fenced Yard**
 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:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

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

Amenities:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	2,295	# of Rooms:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,642	# of Kitchens:	0	1				Barn:
Finished Floor (Below):	0	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	3,937 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 0	5				Door Height:
Grand Total:	3,937 sq. ft.	Basement: None		6				
				7				
				8				

Listing Broker(s): **Team 3000 Realty Ltd.**

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Active
R2238108

Board: V
House/Single Family

4833 FRANCIS ROAD

Richmond
Boyd Park
V0V 0V0

Residential Detached

\$2,350,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$2,350,000
Meas. Type: Feet	Bedrooms:	0	Approx. Year Built: 9999
Depth / Size: 145	Bathrooms:	0	Age: 999
Lot Area (sq.ft.): 7,444.00	Full Baths:	0	Zoning: ZS21
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,150.00
Rear Yard Exp:			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 029-216-460
			Tour:

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

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

Legal: **PL EPP36656 LT 3 BLK 4N LD 36 SEC 23 RNG 7W.**

Amenities:
Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	2,250	# of Rooms:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,850	# of Kitchens:	0	1				Barn:
Finished Floor (Below):	0	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Other	3				Pool:
Finished Floor (Total):	4,100 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Door Height:
Grand Total:	4,100 sq. ft.	Basement:	None	6				
				7				
				8				

Listing Broker(s): **Team 3000 Realty Ltd.**

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Active
R2290263
Board: V
House/Single Family

6233 GARRISON COURT

Richmond
Riverdale RI
V7C 5H7

Residential Detached

\$2,650,000 (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$2,650,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2003**
 Depth / Size: **120** Bathrooms: **5** Age: **15**
 Lot Area (sq.ft.): **7,954.00** Full Baths: **4** Zoning: **RS1E**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$7,078.84**
 Rear Yard Exp: **North** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **025-502-875**
 Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations: Reno. Year:
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Hot Water, Radiant**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Other**

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple**
 Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1/2 BLK**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: :
 Fixtures Rmvd: **Yes: FOYER AND DINING ROOM CHANDLIER**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL BCP1639 LT 2 BLK 4N LD 36 SEC 12 RNG 7W**

Amenities: **Air Cond./Central, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences: **Central Location, Paved Road, Private Setting, Private Yard, Recreation Nearby, Treed**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Jetted Bathtub, Microwave,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'	Above	Bedroom	13'4 x 12'6			x
Main	Dining Room	12'4 x 13'	Above	Bedroom	12' x 12'2			x
Main	Kitchen	13'6 x 12'	Above	Bedroom	12'6 x 11'			x
Main	Kitchen	9'6 x 6'			x			x
Main	Nook	16'6 x 10'			x			x
Main	Family Room	17' x 13'6			x			x
Main	Den	11'2 x 11'2			x			x
Main	Bedroom	12' x 11'			x			x
Main	Media Room	21'2 x 12'6			x			
Above	Master Bedroom	16' x 15'			x			

Finished Floor (Main):	2,289	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,337	# of Kitchens:	2	1	Above	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,626 sq. ft.	Crawl/Bsmt. Height:		4	Main	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5	Main	2	No	Door Height:
Grand Total:	3,626 sq. ft.	Basement:	None	6				
				7				
				8				

Listing Broker(s): **Multiple Group Hans Wong Rlty.**

Well built mega home on 8000 s.f. lot. 3,626 s.f. with 5 bedrooms 5.5 bathrooms and triple car garage. High ceiling in foyer, living and dining rooms. Central Air-Conditioning and hot water radiant heating systems. School catchment: Blair Elementary and J.N. Burnett Secondary. Walking distance to Thompson Community Centre and public transit. South facing front yard. Largest house in this court. Priced to Sell! Don't Miss!