



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2434259**  
Board: V  
House/Single Family

**9491 DESMOND ROAD**

Richmond  
Seafair  
V7E 1R1

Residential Detached

**\$1,463,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$1,463,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1959</b>
Depth / Size: <b>119.9</b>	Bathrooms:	<b>1</b>	Age: <b>61</b>
Lot Area (sq.ft.): <b>7,918.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS1/E</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,646.66</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-251-256</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Other**  
Outdoor Area: **None**  
Type of Roof: **Metal**

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

Metered Water:

Total Parking: Covered Parking: Parking Access: **Side**  
Parking: **DetachedGrge/Carport**  
Dist. to Public Transit: **CLOSEBY** Dist. to School Bus: **CLOSEBY**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 11 SECTION 27 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 19428**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'			x			x
Main	Dining Room	10' x 7'			x			x
Main	Kitchen	12' x 11'			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	11' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,100</b>	# of Rooms:	<b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3				Pool:
Finished Floor (Total):	<b>1,100 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>		6				
Grand Total:	<b>1,100 sq. ft.</b>			7				
				8				

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

**Quiet family oriented neighbourhood with French Emersion elementary and high schools in walking distance. Near public transit and shopping centre. A great opportunity for investor or to build your dream home on this 7918 sqft lot!**



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2480672**

Board: V  
House/Single Family

**3411 TOLMIE AVENUE**

Richmond  
Terra Nova  
V7C 5P8

Residential Detached

**\$1,750,000** (LP)   
(SP)



Sold Date:	Frontage (feet):	<b>55.30</b>	Original Price: <b>\$1,750,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2000</b>
Depth / Size: <b>16.86</b>	Bathrooms:	<b>4</b>	Age: <b>20</b>
Lot Area (sq.ft.): <b>5,016.00</b>	Full Baths:	<b>4</b>	Zoning: <b>ZS2</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$5,953.56</b>
Rear Yard Exp: <b>Northeast</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>023-738-570</b>
			Tour:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Brick, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Tile - Concrete**

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
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: **Mixed, Tile**

Legal: **LOT 20, BLOCK 4N, PLAN LMP32753, SECTION 9,10, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Range Top, Refrigerator, Security System**

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

Finished Floor (Main): **1,577**  
Finished Floor (Above): **1,177**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,754 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,754 sq. ft.**

# of Rooms: **12**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Above</b>	<b>5</b>	<b>Yes</b>
2	<b>Above</b>	<b>3</b>	<b>Yes</b>
3	<b>Above</b>	<b>3</b>	<b>Yes</b>
4	<b>Main</b>	<b>3</b>	<b>No</b>
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Grg Dr Ht:

Listing Broker(s): **Regent Park Realty Inc.**

**Great 5 bedroom family home located in the prestigious neighbourhood of Terra Nova. Features high ceilings in the living, dining & grand entrance, 2,754 SF, maple kitchen with island, wok kitchen, hardwood floors, granite floors & countertops, 4 full bathrooms, radiant heat on both floors, 2 gas fireplaces, bright skylights, security system & double garage. All this on a south facing 5,016 SF lot that's within walking distance to the Dyke, Spul'u'Kwuks Elementary & Burnett Secondary, Terra Nova shops, Adventure Park & Nature Reserve. Please fill out Covid-19 form before showings.**



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2438166**

Board: V  
House/Single Family

**9599 SAUNDERS ROAD**

Richmond  
Saunders  
V7A 2B5

Residential Detached

**\$2,090,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>69.00</b>	Original Price: <b>\$2,590,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2012</b>
Depth / Size: <b>120</b>	Bathrooms:	<b>4</b>	Age: <b>8</b>
Lot Area (sq.ft.): <b>8,280.00</b>	Full Baths:	<b>4</b>	Zoning: <b>RS1/E</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$6,852.53</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-176-616</b>
			Tour:

View: :  
Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Other**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Other**

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

Metered Water:

Total Parking: **7** 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.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 24, BLOCK 4N, SUB BLOCK C, PLAN NWP16024, SECTION 27, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 13'4	Above	Bedroom	12' x 13'			x
Main	Kitchen	13'4 x 10'	Above	Master Bedroom	18'4 x 13'4			x
Main	Dining Room	12' x 13'4			x			x
Main	Family Room	18'8 x 15'8			x			x
Main	Wok Kitchen	6' x 7'4			x			x
Main	Den	12' x 11'			x			x
Main	Nook	13'4 x 10'			x			x
Main	Bedroom	15' x 13'4			x			x
Above	Bedroom	12'4 x 12'2			x			x
Above	Bedroom	12'8 x 11'4			x			x

Finished Floor (Main):	<b>2,341</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,370</b>	# of Kitchens: <b>2</b>	1	<b>Main</b>	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Above</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,711 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Above</b>	<b>3</b>	<b>Yes</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>3,711 sq. ft.</b>		7				
			8				

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

**Court ordered sale, 'as is, where is' only, gorgeous home in trendy Saunders area, 10 ft ceiling in main floor & 9' ceiling in upper level, 8 years young, 5 bedrooms with 4 ensuite baths, 3711 sq ft home, triple car garage, well designed luxurious home, chandeliers, media room, den & guest bedroom in main area.**