



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2528782
Board: V
House/Single Family

7271 LISMER AVENUE
Richmond
Broadmoor
V6Y 2X4

Residential Detached
\$1,699,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,748,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1976**
 Depth / Size: **0** Bathrooms: **3** Age: **45**
 Lot Area (sq.ft.): **7,019.00** Full Baths: **2** Zoning: **RS1-E**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$5,623.11**
 Rear Yard Exp: **North** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **004-099-401**
 Tour: **Virtual Tour URL**

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

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

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces: **0**
 Metered Water:

Total Parking: **6** 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 : SOLD AS IS WHERE IS AT TIME OF POSSESSION**
 Fixtures Rmvd: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 345 SECTION 20 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 46745**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	13'5 x 8'0	Above	Bedroom	10'6 x 10'0			x
Main	Living Room	19'7 x 13'5	Above	Games Room	22'11 x 14'2			x
Main	Dining Room	11'9 x 12'9	Above	Walk-In Closet	10'10 x 8'0			x
Main	Kitchen	19'4 x 12'9						x
Main	Family Room	16'6 x 15'11						x
Main	Laundry	10'4 x 10'4						x
Above	Master Bedroom	16'3 x 15'5						x
Above	Bedroom	12'8 x 11'4						x
Above	Bedroom	13'3 x 11'7						x
Above	Bedroom	11'1 x 10'6						x

Finished Floor (Main):	1,397	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,600	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	5	No	Pool:
Finished Floor (Total):	2,997 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Grg Dr Ht:
Grand Total:	2,997 sq. ft.	Basement:	Crawl	6				
				7				
				8				

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!! Prime Sunnymede subdivision in North Broadmore. Close to Skytrain, City Centre, schools, etc. Great family home with 5 bedrooms plus a games room (rare layout). Home faces south on a lush private landscaped lot with complete privacy in the backyard. Located on a nice residential street with underground wiring, mature landscaping and no open ditches. Home shows very well and with pride of ownership. Master suite is huge and has a unique closet area. Some upgrades: granite counters, hardwood floors, marble backsplash, lighting, crown moldings. All rooms are large and have an open feel. Slider doors off kitchen and family room to a large sundeck for evening bbq's or just having a morning coffee to enjoy the lush shrubbery. Hurry on this one



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231



micky@therealtorwithsoul.com

Active
R2497836
 Board: V
 House/Single Family

6539 AZURE ROAD

Richmond
 Granville
 V7C 2S1

Residential Detached

\$2,490,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$2,230,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2017**
 Depth / Size: Bathrooms: **6** Age: **4**
 Lot Area (sq.ft.): **6,347.00** Full Baths: **5** Zoning: **RS1/E**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$5,325.46**
 Rear Yard Exp: **South** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **003-697-967**
 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, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Electric**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Radiant**
 Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Triple**
 Dist. to Public Transit: Dist. to School Bus: **5 minus**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **LOT 524, BLOCK 4N, PLAN NWP25611, SECTION 7, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Guest Suite, In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'	Above	Walk-In Closet	5' x 3'8			x
Main	Kitchen	17'2 x 9'8	Above	Bedroom	13' x 10'12			x
Main	Dining Room	15'10 x 11'	Above	Walk-In Closet	5' x 5'6			x
Main	Wok Kitchen	14'5 x 13'4	Above	Bedroom	12' x 10'			x
Main	Media Room	12' x 14'6	Above	Bedroom	13' x 12'			x
Main	Eating Area	17'2 x 10'6			x			x
Main	Laundry	12' x 5'10			x			x
Main	Walk-In Closet	13'10 x 7'8			x			x
Main	Bedroom	11' x 12'			x			x
Above	Bedroom	12' x 9'5			x			x

Finished Floor (Main): 1,773	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,376	# of Kitchens: 2	1	Main	4	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total): 3,149 sq. ft.	Crawl/Bsmt. Height:	4	Main	2	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5	Above	5	Yes	Grg Dr Ht:
Grand Total: 3,149 sq. ft.	Basement: None	6	Above	4	Yes	
	Bed not in Basement: 5	7				
		8				

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

This brand new house is in the excellent location in Richmond. The central of Richmond! Walking distance to park, Richmond hospital, aquatic center, library.....This house has 4 suites upstairs and 1 media room & 1 bedroom (or study room) downstairs! School catchment: Brighthouse elementary school and Richmond High.