



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
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Active
R2575186
 Board: V
 House/Single Family

4507 45 STREET

Ladner
 Port Guichon
 V4K 2L5

Residential Detached

\$939,000 (LP)

(SP)



Sold Date: Frontage (feet): **68.00** Original Price: **\$989,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1971**
 Depth / Size: **99** Bathrooms: **2** Age: **50**
 Lot Area (sq.ft.): **6,732.00** Full Baths: **2** Zoning: **RS1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,798.62**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2020**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 P.I.D.: **008-496-021**
 Tour:

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

Style of Home: **Basement Entry**
 Construction: **Log**
 Exterior: **Wood**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carpport; Single**
 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: **No** :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 93 DISTRICT LOT 96 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 37963**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22' x 14'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Master Bedroom	12' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	9' x 9'			x			x
Bsmt	Family Room	12' x 18'			x			x
Bsmt	Laundry	6' x 8'			x			x
					x			x
					x			x

Finished Floor (Main):	1,152	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	822	# of Levels:	2	2	Bsmt	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3			No	Pool:
Finished Floor (Total):	1,974 sq. ft.	Crawl/Bsmt. Height:		4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5			No	Grg Dr Ht:
Grand Total:	1,974 sq. ft.	Basement: Fully Finished, Separate Entry		6			No	
				7			No	
				8			No	

Listing Broker(s): **RE/MAX 2000 Realty**

Don't miss your opportunity for this prime property on a quiet inside street in Ladners - Port Guichon Neighborhood! Mainly Land Value, this large rectangular shaped 6732 sq ft lot has 68' of frontage and 99' of depth with a private fully fenced backyard. Builders alert, build your new dream home! The existing Basement Entry style home is 1974 sq ft and needs some serious TLC. It has 3 bedrooms, 2 bathrooms and is centrally located near Ladner Elementary School and Delta Secondary School. Very convenient location and only minutes to all that Ladner Village has to offer.



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Active
R2570837
 Board: V
 House with Acreage

2170 WESTHAM ISLAND ROAD

Ladner
 Westham Island
 V4K 3N2

Residential Detached
\$4,600,000 (LP)
 (SP)



Sold Date: Frontage (feet): **712.50** Original Price: **\$4,800,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1997**
 Depth / Size: **2268.14** Bathrooms: **4** Age: **24**
 Lot Area (sq.ft.): **1,421,362.00** Full Baths: **3** Zoning: **CD273**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,654.03**
 Rear Yard Exp: For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **012-977-284**
 Tour:

View: **Yes: Mountain & Valley**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **Septic**

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

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

Total Parking: **10** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double, Open, RV Parking Avail.**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **Yes: Winery business related equipment and appliances**
 Floor Finish:

Legal: **PARCEL D, PART N1/2, DISTRICT LOT 192, GROUP 2, NEW WESTMINSTER LAND DISTRICT, (REF PL 14191)**

Amenities: **Air Cond./Central, Bike Room, In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Marina Nearby, Paved Road, Private Setting, Private Yard, Recreation Nearby, Rural Setting**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'6 x 15'6	Above	Bedroom	11' x 10'6			x
Main	Dining Room	12'5 x 10'	Above	Bar Room	11'10 x 15'			x
Main	Kitchen	14'8 x 12'10	Above	Storage	13' x 11'6			x
Main	Master Bedroom	16'3 x 17'11						x
Main	Den	13'3 x 12'10						x
Main	Eating Area	10'10 x 9'						x
Main	Office	7' x 13'						x
Main	Laundry	12' x 9'10						x
Above	Bedroom	16'8 x 10'						x
Above	Bedroom	12'8 x 11'6						x

Finished Floor (Main): 2,244	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): 1,992	# of Kitchens: 1	1	Main	5	No	
Finished Floor (Below): 0	# of Levels: 2	2	Above	4	Yes	
Finished Floor (Basement): 0	Suite: None	3	Main	2	No	
Finished Floor (Total): 4,236 sq. ft.	Crawl/Bsmt. Height:	4	Main	4	Yes	
Unfinished Floor: 0	Beds in Basement: 0	5				
Grand Total: 4,236 sq. ft.	Basement: None	6				
		7				
		8				

Listing Broker(s): **TRG The Residential Group Downtown**

A rare opportunity to own Scenic Views vineyard estate on Westham Island on 32.63 (1.421 million sqft) farmland in Delta, Ladner. Serenity and Island Lifestyle is what you'll find at this magnificent estate. Nearby is A George C. Reifel Migratory Bird Sanctuary - A famous tourist destination. Your family will enjoy a custom built 4,236 s.f 2 level 4 bedroom 4 bathrooms farm house with beautiful Mountain Views, wrap-around porch and Double car garage. Estate features a 1,428 sf Winery Retail Gift Shop with Storage & Wine Tasting Club House, 80'x 100' metal-clad Barn, Arch Rib hoop greenhouses, Loafing Shed and much more! Call today for more info.