



Presented by: P.A. 'Doc' Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.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	Beds not in Basement: 5	5	Above	5	Yes	Grg Dr Ht:
Grand Total:	3,149 sq. ft.	Basement: None		6	Above	4	Yes	
				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.



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Active
R2528782
Board: V
House/Single Family

7271 LISMER AVENUE

Richmond
Broadmoor
V6Y 2X4

Residential Detached

\$1,669,000 (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			x
Main	Family Room	16'6 x 15'11			x			x
Main	Laundry	10'4 x 10'4			x			x
Above	Master Bedroom	16'3 x 15'5			x			x
Above	Bedroom	12'8 x 11'4			x			x
Above	Bedroom	13'3 x 11'7			x			x
Above	Bedroom	11'1 x 10'6			x			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	Beds not in Basement: 5	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