



Presented by:  
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 Sutton Group West Coast Realty  
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Richmond, Hamilton RI

**MLS# V1060825**

Residential Detached

**5100 TURNER ST, V6V 2P8**

**Active**



List Price: \$641,000 Previous Price:  
 Original Price: \$641,000  
 Complex/Subdiv: HAMILTON  
 Frontage: Bedrooms: 4 PID: 017-458-056  
 Depth/Size: Bathrooms: 4 Type: House/Single Family  
 Lot Area SqFt: 5,228 Full Baths: 4 Approx Yr Blt: 1993  
 Rear Yard Exp: Half Baths: 0 Age at List Date: 21  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$2,949 (2013)  
 Flood Plain: Zoning: RS1  
 View: N  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Wood		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Radiant		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - COURT ORDER
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s) & Deck(s), Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL LMP908 LT 26 BLK 4N LD 36 SEC 2 RNG 4W  
 Amenities: None  
 Site Influences:  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 17'			X			X
Main F.	Dining	12'3 X 11'8			X			X
Main F.	Kitchen	17'3 X 14'			X			X
Main F.	Bedroom	12' X 11'8			X			X
Above	Kitchen	12' X 10'			X			X
Above	Family Room	24' X 23'			X			X
Above	Master Bedroom	15'7 X 15'7			X			X
Above	Bedroom	11'7 X 11'6			X			X
Above	Bedroom	12'1 X 11'6			X			X
		X			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,310	Total # Rooms: 9	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,490	# Kitchens: 2	2 3 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 3 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 2,800	Basement Area: Full	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,800		8

Listing Broker(s): Royal LePage West R.E.S.

Hamilton Area 2700 sq ft home with 3 bedrooms up, 3 bathrooms, kitchen, dining area & family room; Below has kitchen, dining room, family room, 1 bedroom & bathroom. Nice layout.



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Richmond, Bridgeport RI

**MLS# V1060449**

Residential Detached

**10288 MCLEOD CT, V6X 3L1**

**Active**



List Price:	\$850,000	Previous Price:	
		Original Price:	\$850,000
Complex/Subdiv:			
Frontage:	0.00 ft	Bedrooms:	4
Depth/Size:		Bathrooms:	3
Lot Area SqFt:	5,862	Full Baths:	2
Rear Yard Exp:		Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	RSI/D
View:			
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water			
PID:	015-647-692	Type:	House/Single Family
Approx Yr Blt:	1991	Age at List Date:	23
Taxes:	\$3,096 (2013)		

Style of Home:	2 Storey	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	Garage; Double		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Other			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:				Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Baseboard				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Other			Out Buildings:	
Outdoor Area:	Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL 84283 LT C BLK 5N LD 36 SEC 23 RNG 6W  
 Amenities: None  
 Site Influences: Cul-de-Sac  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Bedroom	13'7" X 12'8"			X			X
Main F.	Living Room	15' X 15'			X			X
Main F.	Kitchen	15'6" X 14'3"			X			X
Main F.	Dining	15' X 11'			X			X
Main F.	Family Room	14' X 18'2"			X			X
Main F.	Laundry	13' X 8'			X			X
Above	Master Bedroom	22' X 14'3"			X			X
Above	Bedroom	13' X 12'			X			X
Above	Bedroom	13'7" X 12'8"			X			
Above	Games Room	14'7" X 10'3"			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,644	Total # Rooms:	10
Finished Floor Up SqFt:	1,248	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,892	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,892		7
			8

Listing Broker(s): Magsen Realty Inc.

Court order Sale! 2,892 sq ft 2 storey home located in Bridgeport/Cambie cul de sac. Built in 1991 with renovations completed throughout, double garage and yard.