



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2377982

Board: V
House/Single Family

10091 ADDISON STREET

Richmond
Woodwards
V7E 4G2

Residential Detached

\$1,149,000 (LP)

(SP)



Sold Date:	Frontage (feet):	43.12	Original Price: \$1,149,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1976
Depth / Size: 100.00	Bathrooms:	4	Age: 43
Lot Area (sq.ft.): 4,312.00	Full Baths:	4	Zoning: RS1/B
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,061.66
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 002-693-321
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**
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**

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

Metered Water:

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
Parking: **Carpport; Multiple, RV Parking Avail.**
Dist. to Public Transit: **Walking** Dist. to School Bus: **Walking**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed, Tile, Wall/Wall/Mixed**

Legal: **LOT 453, BLOCK 4N, PLAN NWP46278, SECTION 31, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Sprinkler - Fire, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 11'7	Below	Bedroom	13'5 x 11'2			x
Main	Kitchen	14'10 x 10'3	Below	Bedroom	12'7 x 10'2			x
Main	Dining Room	9'10 x 9'	Below	Walk-In Closet	11'4 x 4'4			x
Main	Master Bedroom	13'1 x 10'9	Below	Foyer	8'8 x 4'4			x
Main	Bedroom	10'4 x 8'4			x			x
Main	Bedroom	9'5 x 8'9			x			x
Main	Solarium	6'3 x 4'4			x			x
Below	Recreation	15'5 x 13'8			x			x
Below	Kitchen	8'8 x 8'			x			x
Below	Eating Area	15'5 x 9'			x			x

Finished Floor (Main):	1,151	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,249	# of Kitchens: 2	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	3	No	Pool:
Finished Floor (Total):	2,400 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	2,400 sq. ft.	Beds not in Basement: 5	6				
		Basement: Fully Finished	7				
			8				

Listing Broker(s): **Sutton Group - 1st West Realty**

Great family home with fenced private backyard. Located in the London Park area (Woodwards Subdivision), steps to London & Steveson High School and Park. Very convenient location, yet quietly situated in an established neighborhood. Renovations includes double vinyl windows, laminate flooring and an enclosed solarium. 3 bed up and 2 bed down. Can be used as a single family dwelling, or as 2 separate suites (up and down, there are separate entries for both floors).



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Active
R2377879

Board: V
House/Single Family

10120 CAMBIE ROAD

Richmond
West Cambie
V6X 1K5

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date:	Frontage (feet):	32.00	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2005
Depth / Size: 120	Bathrooms:	4	Age: 14
Lot Area (sq.ft.): 3,808.00	Full Baths:	3	Zoning: ZS8
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,575.56
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 025-934-171
			Tour:

View: :
Complex / Subdiv: **CRESTWOOD MEWS**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No : UNKNOWN**
Fixtures Rmvd: **No : UNKNOWN**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PLAN BCP11104, LOT 5, BLOCK 5N, LAND DISTRICT 36, SECTION 35, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Lane Access**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 12'	Above	Bedroom	11' x 8'			x
Main	Dining Room	14'8 x 10'	Above	Bedroom	11' x 8'			x
Main	Kitchen	14' x 10'			x			x
Main	Nook	11' x 7'9			x			x
Main	Family Room	14'8 x 11'8			x			x
Main	Den	9'8 x 8'2			x			x
Above	Master Bedroom	15' x 13'8			x			x
Above	Bedroom	11'4 x 11'2			x			x
Above	Bedroom	10'6 x 10'			x			x
Above	Bedroom	10'6 x 9'3			x			x

Finished Floor (Main): 1,019	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,266	# 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:	3	Above	4	No	Pool:
Finished Floor (Total): 2,285 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 2,285 sq. ft.	Basement: Crawl	6				
		7				
		8				

Listing Broker(s): **Valley Pacific Realty Ltd.**

Well designed home with zoning that may allow suite. Spacious, contemporary 4 bdrms home, features 9 ft ceilings, crown mouldings, laminate floors, maple kitchen, granite countertops, 2 gas fireplaces and pot lights galore. Large master bedroom with huge 5 piece ensuite and good sized walk in closet. Private south facing patio and fully fenced yard. Double car garage has 24' X 20' space upstairs with full bath, 2 bdrms. and separate entrance. EASY TO SHOW. ALL OFFERS SUBJECT TO COURT APPROVAL. AS IS WHERE IS. Schedule A to accompany any offers. All Measurements Approximate. Seller makes no warranties or representations as to condition of property. Buyer/buyers agent to verify all information if important.



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Active
R2380191
 Board: V
 House/Single Family

9171 STEVESTON HIGHWAY

Richmond
 South Arm
 V7A 1M6

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.60	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1981
Depth / Size:	Bathrooms:	2	Age: 38
Lot Area (sq.ft.): 7,945.00	Full Baths:	2	Zoning: RS1/E
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,112.27
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-617-319
			Tour:

View: :
 Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **LOT 8, BLOCK 4N, PLAN NWP16935, SECTION 34, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0'0 x 0'0			x			x
Main	Dining Room	0'0 x 0'0			x			x
Main	Kitchen	0'0 x 0'0			x			x
Main	Bedroom	0'0 x 0'0			x			x
Main	Bedroom	0'0 x 0'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,296	# of Rooms: 5	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,296 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	1,296 sq. ft.	Basement: None	6				
		Beds not in Basement: 2	7				
			8				

Listing Broker(s): **Nu Stream Realty Inc.**

Nu Stream Realty Inc.

Court order sale. Big lot on Steveston Hwy in the popular south arm community. Property has an assessment value 1,350,000. so much potential. Don't miss this opportunity



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Active
R2358458
Board: V
House/Single Family

3671 LAMOND AVENUE

Richmond
Seafair
V7E 1C9

Residential Detached

\$1,900,000 (LP)

(SP)



Sold Date: Frontage (feet): **66.01** Original Price: **\$2,100,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2019**
Depth / Size: **111.15** Bathrooms: **6** Age: **0**
Lot Area (sq.ft.): **7,342.00** Full Baths: **6** Zoning: **RS1/E**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,790.20**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **003-261-751**
Tour:

View: **No**
Complex / Subdiv: **SEAFAIR**
Services Connected: **Community, Electricity, Natural Gas, Water**
Sewer Type: **Community**

Style of Home: **2 Storey**
Construction: **Concrete, Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **4** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed, Other**

Legal: **LOT 10, BLOCK 4N, SUB BLOCK 11, PLAN NWP19052, SECTION 27, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Marina Nearby, Private Yard, Shopping Nearby**
Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16' x 8'2	Above	Bedroom	12'8 x 11'			x
Main	Family Room	18'2 x 13'6	Above	Bedroom	12' x 11'4			x
Main	Wok Kitchen	11'6 x 6'	Above	Bedroom	12' x 10'6			x
Main	Nook	16' x 10'			x			x
Main	Dining Room	15' x 12'			x			x
Main	Living Room	16' x 12'			x			x
Main	Office	12'6 x 9'			x			x
Main	Bedroom	12'6 x 11'4			x			x
Main	Media Room	16'1 x 12'6			x			x
Above	Master Bedroom	18'2 x 13'			x			x

Finished Floor (Main):	2,133	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,316	# of Kitchens: 2	1	Above	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,449 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz: 538 SF
Unfinished Floor:	0	Beds in Basement: 0	5	Main	4	Yes	Grg Dr Ht:
Grand Total:	3,449 sq. ft.	Basement: Part	6	Main	3	No	
		Bed not in Basement: 5	7				
			8				

Listing Broker(s): **Nationwide Realty Corp.**

" AS IS WHERE IS". UNDER CONST. SUBJECT TO COURT APPROVAL. BUYERS TO VERIFY MEASUREMENTS IF IMPORTANT. NO PROPERTY DISCLOSURE STATEMENT. Under construction do not enter site without permission . Safety gear required to enter .



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Active
R2331236

Board: V
House/Single Family

6233 GARRISON COURT

Richmond
Riverdale RI
V7C 5H7

Residential Detached

\$2,280,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$2,480,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2003
Depth / Size: 120	Bathrooms:	6	Age: 16
Lot Area (sq.ft.): 7,954.00	Full Baths:	5	Zoning: RS1E
Flood Plain:	Half Baths:	1	Gross Taxes: \$7,213.40
Rear Yard Exp: North			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 025-502-875
			Tour:

View: **No** :

Complex / Subdiv:

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

Sewer Type:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Hot Water, Radiant**
Outdoor Area: **Fenced Yard, 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: **1/2 BLK** Dist. to School Bus: **1/2 BLK**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **Yes: FOYER AND DINING ROOM CHANDLIER**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL BCP1639 LT 2 BLK 4N LD 36 SEC 12 RNG 7W**

Amenities: **Air Cond./Central, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences: **Central Location, Paved Road, Private Setting, Private Yard, Recreation Nearby, Treed**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Jetted Bathtub, Microwave,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'	Above	Bedroom	13'4 x 12'6			x
Main	Dining Room	12'4 x 13'	Above	Bedroom	12' x 12'2			x
Main	Kitchen	13'6 x 12'	Above	Bedroom	12'6 x 11'			x
Main	Kitchen	9'6 x 6'			x			x
Main	Nook	16'6 x 10'			x			x
Main	Family Room	17' x 13'6			x			x
Main	Den	11'2 x 11'2			x			x
Main	Bedroom	12' x 11'			x			x
Main	Media Room	21'2 x 12'6			x			x
Above	Master Bedroom	16' x 15'			x			x

Finished Floor (Main):	2,289	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,337	# of Kitchens: 2	1	Above	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,626 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5	Main	2	No	Grg Dr Ht:
Grand Total:	3,626 sq. ft.	Basement: None	6	Main	4	Yes	
			7				
			8				

Listing Broker(s): **Multiple Group Hans Wong Rlty.**

Well built mega home on 8000 s.f. lot. 3,626 s.f. with 5 bedrooms 5.5 bathrooms and triple car garage. High ceiling in foyer, living and dining rooms. Central Air-Conditioning and hot water radiant heating systems. School catchment: Blair Elementary and J.N. Burnett Secondary. Walking distance to Thompson Community Centre and public transit. South facing front yard. Largest house in this court. Priced to Sell! Don't Miss!



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Active
R2381970
Board: V
House/Single Family

8620 FAIRFAX CRESCENT

Richmond
Seafair
V7C 1Y1

Residential Detached

\$2,499,000 (LP)

(SP)

Coming soon!

Sold Date: Frontage (feet): **66.00** Original Price: **\$2,499,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2019**
 Depth / Size: **106** Bathrooms: **5** Age: **0**
 Lot Area (sq.ft.): **6,957.00** Full Baths: **4** Zoning: **RS1/E**
 Flood Plain: **Yes** Half Baths: **1** Gross Taxes: **\$4,407.46**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **003-686-922**
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Other, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT 59, BLOCK 4N, PLAN NWP23209, SECTION 21, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 14'	Above	Master Bedroom	14'1 x 17'4			x
Main	Dining Room	13'9 x 10'	Above	Bedroom	14' x 13'			x
Main	Foyer	8' x 20'	Above	Bedroom	12' x 12'			x
Main	Den	10' x 12'						x
Main	Kitchen	17'1 x 13'						x
Main	Wok Kitchen	8' x 13'						x
Main	Family Room	11'8 x 13'						x
Main	Laundry	6'10 x 8'						x
Main	Bedroom	11'5 x 11'						x
Main	Flex Room	10'4 x 18'						x

Finished Floor (Main):	2,002	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,334	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	5	Yes	Pool:
Finished Floor (Total):	3,336 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5	Above	4	Yes	Grg Dr Ht:
Grand Total:	3,336 sq. ft.	Basement: None	6				
			7				
			8				

Listing Broker(s): **Century 21 Supreme Realty Inc.**