



Presented by:
Mylyne Santos PREC*

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Active **R2365799** **10091 ADDISON STREET** Residential Detached
 Board: V Richmond **\$1,159,000** (LP)
 House/Single Family Woodward's V7E 4G2 (SP)



Sold Date: Frontage (feet): **43.12** Original Price: **\$1,159,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1976**
 Depth / Size: **100** Bathrooms: **4** Age: **43**
 Lot Area (sq.ft.): **4,312.00** Full Baths: **4** Zoning: **RS1/B**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,061.66**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **002-693-321**
 Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Natural Gas**
 Sewer Type: **Community**

Style of Home: **Basement Entry** Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Open**
 Exterior: **Mixed, Stucco** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: Property Disc.: **No**
 Renovations: R.I. Plumbing: PAD Rental:
 # of Fireplaces: **2** R.I. Fireplaces: Fixtures Leased: **No** :
 Fireplace Fuel: **Wood** Metered Water: Fixtures Rmvd: **No** :
 Water Supply: **City/Municipal** Floor Finish: **Wall/Wall/Mixed**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

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

Amenities: **None**

Site Influences: **Central Location**

Features:

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	Dining Room	9'10 x 9'	Below	Bedroom	12'7 x 10'2			x
Main	Kitchen	14'10 x 10'3	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	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Above	3	Yes	Pool:
Finished Floor (Total):	2,400 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	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: Partly Finished	7				
			8				

Listing Broker(s): **Coldwell Banker Vantage Realty**

Foreclosure. Great family home located in the London Park area, steps to Steveston High and Park. Renovated home includes double glazed windows, newer roof, solarium, laminate flooring, new patio, kitchen & baths, 3 beds up & 2 beds down. OPEN HOUSE Sunday May 12th 2:00PM - 3:30PM.



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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:
		Beds in Basement:	0	5	Main	4	Yes	538 SF
		Basement:	Part	6	Main	3	No	Grg Dr Ht:
Unfinished Floor:	0			7				
Grand Total:	3,449 sq. ft.			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

6233 GARRISON COURT

Residential Detached

Board: V
 House/Single Family

Richmond
 Riverdale RI
 V7C 5H7

\$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!