



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
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**Active**  
**R2480672**  
Board: V  
House/Single Family

**3411 TOLMIE AVENUE**

Richmond  
Terra Nova  
V7C 5P8

Residential Detached

**\$1,599,000** (LP)

(SP)



Sold Date: Frontage (feet): **55.30** Original Price: **\$1,750,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2000**  
Depth / Size: **16.86** Bathrooms: **4** Age: **20**  
Lot Area (sq.ft.): **5,016.00** Full Baths: **4** Zoning: **ZS2**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$5,953.56**  
Rear Yard Exp: **Northeast** For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **023-738-570**  
Tour:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Brick, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Tile - Concrete**

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

Metered Water:

Total Parking: **4** 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 :**  
Fixtures Rmvd: **No : The property is sold "as-is, where-is" excluding all chattel**  
Floor Finish: **Mixed, Tile**

Legal: **LOT 20, BLOCK 4N, PLAN LMP32753, SECTION 9,10, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 12'10	Above	Bedroom	11'5 x 10'3			x
Main	Dining Room	13'4 x 11'6	Above	Bedroom	12'1 x 11'11			x
Main	Kitchen	14'2 x 13'1			x			x
Main	Wok Kitchen	7'1 x 5'6			x			x
Main	Eating Area	13'1 x 7'1			x			x
Main	Family Room	14'6 x 14'6			x			x
Main	Bedroom	12' x 9'			x			x
Main	Laundry	8' x 5'4			x			x
Above	Master Bedroom	16'2 x 13'1			x			x
Above	Bedroom	12'1 x 11'1			x			x

Finished Floor (Main):	<b>1,577</b>	# of Rooms:	<b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,177</b>	# of Kitchens:	<b>2</b>	1	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Above</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,754 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Main</b>	<b>3</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>2,754 sq. ft.</b>	Basement:	<b>None</b>	6				
				7				
				8				

Listing Broker(s): **Regent Park Realty Inc.**

**Great 5 bedroom family home located in the prestigious neighbourhood of Terra Nova. Features high ceilings in the living, dining & grand entrance, 2,754 SF, maple kitchen with island, wok kitchen, hardwood floors, granite floors & countertops, 4 full bathrooms, radiant heat on both floors, 2 gas fireplaces, bright skylights, security system & double garage. All this on a south facing 5,016 SF lot that's within walking distance to the Dyke, Spul'u'Kwuks Elementary & Burnett Secondary, Terra Nova shops, Adventure Park & Nature Reserve. Please fill out Covid-19 form before showings.**



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**Active**  
**R2487771**  
Board: V  
House/Single Family

**3588 JOHNSON AVENUE**

Richmond  
Terra Nova  
V7C 5R2

Residential Detached

**\$1,559,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$1,629,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1997</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>4</b>	Age: <b>23</b>
Lot Area (sq.ft.): <b>4,327.00</b>	Full Baths:	<b>3</b>	Zoning: <b>ZS2</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$5,496.29</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>023-559-144</b>
			Tour: <b>Virtual Tour URL</b>

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

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

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces: **0**

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No : SOLD AS IS AT COMPLETION**  
Fixtures Rmvd: **No : SOLD AS IS AT COMPLETION**  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 38 SECTION 10 BLOCK 4 NORTH RANGE 7 WESTMINSTER DISTRICT PLAN LMP30361**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'0 x 5'0	Above	Bedroom	12'9 x 11'7			x
Main	Living Room	14'4 x 10'7	Above	Bedroom	14'9 x 11'6			x
Main	Dining Room	11'7 x 10'9	Above	Master Bedroom	16'3 x 13'4			x
Main	Kitchen	13'7 x 11'5			x			x
Main	Nook	9'8 x 9'			x			x
Main	Family Room	16' x 11'2			x			x
Main	Laundry	8'7 x 8'6			x			x
Main	Master Bedroom	17'0 x 10'10			x			x
Main	Walk-In Closet	9'2 x 5'9			x			x
		x			x			x

Finished Floor (Main):	<b>1,524</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>856</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,380 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Above</b>	<b>4</b>	<b>Yes</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>2,380 sq. ft.</b>		7				
			8				

Listing Broker(s): **Royal LePage West Real Estate Services**

**WOW!!! Unique 2 storey home with a Master Bedroom with full en-suite on the main floor and a 2nd Master bedroom upstairs-perfect layout for nanny or grandparents. Beautiful level street with treed boulevard. Great neighborhood. Bright sunny south facing fenced rear yard to enjoy the run, perfect for kids or dogs. Features include some vaulted and coffered ceilings, wainscot moldings, and high baseboards, laminate floors and tiled kitchen floor. Kitchen has maple cabinets and granite counters, nook with sider to rear yard. Large family room for watching late night movies.**



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**Active**  
**R2497836**

Board: V  
House/Single Family

**6539 AZURE ROAD**

Richmond  
Granville  
V7C 2S1

Residential Detached

**\$2,230,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$2,230,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2017</b>
Depth / Size:	Bathrooms:	<b>6</b>	Age: <b>3</b>
Lot Area (sq.ft.): <b>6,347.00</b>	Full Baths:	<b>5</b>	Zoning: <b>RS1/E</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$5,325.46</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>003-697-967</b>
			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**  
Finished Floor (Above): **1,376**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,149 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,149 sq. ft.**

# of Rooms: **15**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>4</b>	<b>Yes</b>
2	<b>Above</b>	<b>4</b>	<b>Yes</b>
3	<b>Above</b>	<b>4</b>	<b>Yes</b>
4	<b>Main</b>	<b>2</b>	<b>No</b>
5	<b>Above</b>	<b>5</b>	<b>Yes</b>
6	<b>Above</b>	<b>4</b>	<b>Yes</b>
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Grg Dr Ht:

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.**