



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
www.luisayala.ca
luisayala@shaw.ca



Active
R2234868

Board: V
House/Single Family

4791 LARKSPUR AVENUE

Richmond
Riverdale RI
V7C 2H9

Residential Detached

\$2,050,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$2,050,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1973
Depth / Size: 130	Bathrooms:	3	Age: 45
Lot Area (sq.ft.): 8,580.00	Full Baths:	2	Zoning: RS1/E
Flood Plain: No	Half Baths:	1	Gross Taxes: \$6,396.79
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-336-970
			Tour:

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

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

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

Total Parking: 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** :
Fixtures Rmvd: **No** :
Floor Finish: **Other**

Legal: **LT 238 SEC 11 BLK 4 NORTH RANGE 7 WEST NWD PL 40451**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15' x 9'4			x			x
Main	Dining Room	11'4 x 14'1			x			x
Main	Living Room	14'1 x 14'10			x			x
Main	Bedroom	10'5 x 9'11			x			x
Main	Bedroom	11'5 x 9'2			x			x
Main	Master Bedroom	13'2 x 14'			x			x
Bsmt	Living Room	15' x 13'10			x			x
Bsmt	Kitchen	13'10 x 8'			x			x
Bsmt	Bedroom	10'4 x 10'4			x			
Bsmt	Den	13'10 x 9'5			x			

Finished Floor (Main):	1,285	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	859	Suite: Unauthorized Suite	3	Bsmt	3	No	Pool:
Finished Floor (Total):	2,144 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement: Fully Finished, Part	6				
Grand Total:	2,144 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Little Oak Realty (Surrey)**

COURT ORDERED SALE. 2144 square foot home located on a 8580 sq ft corner lot. This home is located in a very desirable area of Richmond & surrounded by very upscale new homes. Live in this older home for now & build your dream home down the road.