



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

Metro Edge Realty  
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**Active**  
**R2227488**

Board: V  
House/Single Family

**4851 FRANCIS ROAD**

Richmond  
Boyd Park  
V7C 1J8

Residential Detached

**\$2,100,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>56.30</b>	Original Price: <b>\$2,100,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2017</b>
Depth / Size: <b>143.44</b>	Bathrooms:	<b>6</b>	Age: <b>1</b>
Lot Area (sq.ft.): <b>8,076.00</b>	Full Baths:	<b>5</b>	Zoning: <b>ZS21</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$5,665.73</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>029-216-486</b>
			Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Water**

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

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

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple**  
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** :  
Floor Finish:

Legal: **PL EPP36656 LT 5 BLK 4N LD 36 SEC 23 RNG 7W**

Amenities:

Site Influences: **Central Location, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 12'2	Main	Foyer	27'9 x 7'			x
Main	Dining Room	12'2 x 9'	Above	Master Bedroom	20'2 x 16'8			x
Main	Kitchen	14'7 x 11'7	Above	Bedroom	15'5 x 13'4			x
Main	Wok Kitchen	14'7 x 6'	Above	Bedroom	15'4 x 9'6			x
Main	Eating Area	9'3 x 9'	Above	Bedroom	14' x 19'			x
Main	Family Room	20'11 x 12'3			x			x
Main	Office	14'7 x 13'8			x			x
Main	Bedroom	13'6 x 11'			x			x
Main	Media Room	19'11 x 13'8			x			
Main	Laundry	9'4 x 8'			x			

Finished Floor (Main):	<b>2,334</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>2,062</b>	# of Kitchens: <b>2</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	Above	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>4,396 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	<b>4</b>	<b>Yes</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5	Above	<b>4</b>	<b>Yes</b>	Door Height:
		Basement: <b>None</b>	6	Above	<b>4</b>	<b>Yes</b>	
Unfinished Floor:	<b>0</b>		7				
Grand Total:	<b>4,396 sq. ft.</b>		8				

Listing Broker(s): **Royal Pacific Realty Corp.**

**A rare opportunity to own this south facing home sits on a 56.3 x 143.44 (8076 sqft) lot located in the Boyd Park area. This close to 4400 home is unfinished and it is waiting for your creative design. Total of 5 bedrooms and 6 bathrooms. 3 car garage. Steps from Seafair Shopping Centre, West Rmd Community Centre & golf course. Within walking distance to the dyke, bike lane into Steveston Village & public transit. Close to Grauer Elem & Hugh Boyd Sec catchments. This is a court ordered sale and this property is sold as is where is. The adjacent house 4839 Francis Rd MLS: R2227492 is also available for sale.**



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**Active**  
**R2227492**  
Board: V  
House/Single Family

**4839 FRANCIS ROAD**

Richmond  
Boyd Park  
V7C 1J8

Residential Detached

**\$2,200,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.39</b>	Original Price: <b>\$2,200,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2017</b>
Depth / Size: <b>143.47</b>	Bathrooms:	<b>6</b>	Age: <b>1</b>
Lot Area (sq.ft.): <b>7,229.00</b>	Full Baths:	<b>5</b>	Zoning: <b>ZS21</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$6,832.52</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>029-216-478</b>
			Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stone**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Radiant**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple**  
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** :  
Floor Finish:

Legal: **PL EPP36656 LT 4 BLK 4N LD 36 SEC 23 RNG 7W**

Amenities:

Site Influences: **Central Location, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'8	Main	Foyer	27'4 x 10'4			x
Main	Dining Room	12'5 x 10'3	Above	Master Bedroom	18' x 16'2			x
Main	Kitchen	14'5 x 11'7	Above	Bedroom	12'8 x 12'1			x
Main	Wok Kitchen	13' x 6'	Above	Bedroom	13'10 x 12'6			x
Main	Eating Area	9' x 9'3	Above	Bedroom	13' x 10'8			x
Main	Family Room	20'11 x 13'			x			x
Main	Office	13' x 11'			x			x
Main	Bedroom	13'10 x 10'			x			x
Main	Media Room	18'4 x 13'			x			
Main	Laundry	8'8 x 7'9			x			

Finished Floor (Main):	<b>2,295</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,642</b>	# of Kitchens: <b>2</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	Above	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,937 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	<b>4</b>	<b>Yes</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5	Above	<b>4</b>	<b>Yes</b>	Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6	Above	<b>3</b>	<b>Yes</b>	
Grand Total:	<b>3,937 sq. ft.</b>		7				
			8				

Listing Broker(s): **Royal Pacific Realty Corp.**

**A rare opportunity to own this south facing home sits on a 50.39 x 143.47 (7229 sqft) lot located in the Boyd Park area. This close to 4000 home is unfinished and it is waiting for your creative design. Total of 5 bedrooms and 6 bathrooms. 3 car garage. Steps from Seafair Shopping Centre, West Rmd Community Centre & golf course. Within walking distance to the dyke, bike lane into Steveston Village & public transit. Close to Grauer Elem & Hugh Boyd Sec catchments. This is a court ordered sale and this property is sold as is where is. The adjacent house 4851 Francis Rd MLS: R2227488 is also available for sale.**