



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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Active
R2238344
Board: V
House/Single Family

4911 TILTON ROAD

Richmond
Riverdale RI
V7C 1K6

Residential Detached

\$3,600,000 (LP)

(SP)



Sold Date:	Frontage (feet):	74.00	Original Price: \$3,600,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2017
Depth / Size: 125	Bathrooms:	6	Age: 1
Lot Area (sq.ft.): 9,233.00	Full Baths:	5	Zoning: RS1/E
Flood Plain: Yes	Half Baths:	1	Gross Taxes: \$8,678.00
Rear Yard Exp: North			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 010-109-129
			Tour:

View: :
Complex / Subdiv: **RIVERDALE**

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

Style of Home: **2 Storey**
Construction: **Concrete, Frame - Wood**
Exterior: **Stone, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple, Open**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL NWP15613 LT 29 BLK 4N LD 36 SEC 2 RNG 7W. SUBURBAN BLOCK 2.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	21' x 10'	Main	Laundry	8'4 x 8'			x
Main	Living Room	15' x 13'4	Above	Master Bedroom	19'4 x 14'			x
Main	Dining Room	15' x 11'	Above	Bedroom	14' x 11'			x
Main	Kitchen	15'4 x 14'4	Above	Bedroom	13' x 12'5			x
Main	Wok Kitchen	10' x 7'	Above	Bedroom	13' x 11'4			x
Main	Nook	11'4 x 10'			x			x
Main	Family Room	19' x 15'4			x			x
Main	Den	12' x 9'			x			x
Main	Bedroom	12' x 11'4			x			
Main	Media Room	19'2 x 11'4			x			

Finished Floor (Main): **2,626**
Finished Floor (Above): **1,393**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **4,019 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,019 sq. ft.**

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

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Westcoast**

Gorgeous mansion located on coveted Tilton Road situated on a 74 wide south facing 9233SF lot. Features a grand exterior, luxurious and elegant interior. Remarkable architectural design finished to the highest degree of quality and detail. Custom millwork, maple hardwood on upper floor and beautiful ceramic tile floors on the main level. 5 bedrooms plus den. Master bedroom with private deck with some view. 5.5 bathrooms. Huge media room with imported Italian carpeting. Smart Home features package. Top of the line SubZero and Wolf appliance package. Professionally landscaped yard with large covered patio. Triple car garage, fenced and gated entry to this beautiful home. Excellent value. All offers subject to court approval. Open House Sat/ Sun 2-4 PM



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Active
R2238347

Board: V
House/Single Family

9591 FLORIMOND ROAD

Richmond
Seafair
V7E 1M2

Residential Detached

\$1,700,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$1,700,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1952
Depth / Size: 111.74	Bathrooms:	2	Age: 66
Lot Area (sq.ft.): 7,373.00	Full Baths:	2	Zoning: RS1/E
Flood Plain: Yes	Half Baths:	0	Gross Taxes: \$5,161.92
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 008-909-890
			Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **Unknown**

Style of Home: **Split Entry**
Construction: **Concrete Frame, Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL NWP20617 LT 5 BLK 4N LD 36 SEC 27 RNG 7W.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'10 x 13'6			x			x
Main	Kitchen	11'8 x 9'5			x			x
Main	Dining Room	9'7 x 8'			x			x
Above	Master Bedroom	13'2 x 11'8			x			x
Above	Bedroom	11'3 x 9'3			x			x
Above	Bedroom	10'3 x 9'8			x			x
Above	Recreation	13' x 12'			x			x
Above	Laundry	7'5 x 5'2			x			x
		x			x			
		x			x			

Finished Floor (Main):	550	# of Rooms:	8	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	611	# of Kitchens:	1	1		Main	3	No	Barn:
Finished Floor (Below):	520	# of Levels:	3	2		Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3					Pool:
Finished Floor (Total):	1,681 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Unfinished Floor:	0	Basement: None		6					
Grand Total:	1,681 sq. ft.			7					
				8					

Listing Broker(s): **RE/MAX Westcoast**

Excellent 7,373 SF building lot in popular Seafair with 66' frontage. Can build up to 3,461SF plus garage. Quiet low traffic street without ditches. Great school catchments, close to Dixon French Immersion and Hugh Boyd Senior Secondary. Within walking distance to West Richmond Community Centre, Seafair Shopping Centre and transit. House has been boarded up but can be restored with some work. All offers subject to court approval.



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Active
R2238106
 Board: V
 House/Single Family

4851 FRANCIS ROAD

Richmond
 Boyd Park
 V7C 1J8

Residential Detached

\$2,100,000 (LP)

(SP)



Sold Date:	Frontage (feet):	56.30	Original Price: \$2,100,000
Meas. Type: Feet	Bedrooms:	0	Approx. Year Built: 9999
Depth / Size: 143.44	Bathrooms:	0	Age: 999
Lot Area (sq.ft.): 8,076.00	Full Baths:	0	Zoning: ZS21
Flood Plain: No	Half Baths:	0	Gross Taxes: \$5,665.73
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 029-216-486
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected:	Natural Gas		

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Fenced Yard, 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:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

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

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	2,334	# of Rooms:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,062	# of Kitchens:	0	1				Barn:
Finished Floor (Below):	0	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Other	3				Pool:
Finished Floor (Total):	4,396 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement:	0	5				Door Height:
Unfinished Floor:	0	Basement:	None	6				
Grand Total:	4,396 sq. ft.			7				
				8				

Listing Broker(s): **Team 3000 Realty Ltd.**

Court Order Sale for under construction property, A rare opportunity to own , south facing , 5 bedrooms with 6 bathrooms home that goes into your beautiful mansion and make it unique to you after completing the building.



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Active
R2238107
 Board: V
 House/Single Family

4839 FRANCIS ROAD

Richmond
 Boyd Park
 V7C 1J8

Residential Detached

\$2,250,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.39	Original Price: \$2,250,000
Meas. Type: Feet	Bedrooms:	0	Approx. Year Built: 9999
Depth / Size: 143.47	Bathrooms:	0	Age: 999
Lot Area (sq.ft.): 7,229.00	Full Baths:	0	Zoning: ZS21
Flood Plain: No	Half Baths:	0	Gross Taxes: \$6,832.52
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 029-216-478
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected:	Natural Gas		

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Fenced Yard**
 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:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

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

Amenities:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	2,295	# of Rooms:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,642	# of Kitchens:	0	1				Barn:
Finished Floor (Below):	0	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	3,937 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None		6				
Grand Total:	3,937 sq. ft.			7				
				8				

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Active
R2238108
 Board: V
 House/Single Family

4833 FRANCIS ROAD

Richmond
 Boyd Park
 V0V 0V0

Residential Detached

\$2,350,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$2,350,000
Meas. Type: Feet	Bedrooms:	0	Approx. Year Built: 9999
Depth / Size: 145	Bathrooms:	0	Age: 999
Lot Area (sq.ft.): 7,444.00	Full Baths:	0	Zoning: ZS21
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,150.00
Rear Yard Exp:			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 029-216-460
			Tour:

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

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **3** Parking Access: **Front**
 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: :
 Floor Finish:

Legal: **PL EPP36656 LT 3 BLK 4N LD 36 SEC 23 RNG 7W.**

Amenities:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	2,250	# of Rooms:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,850	# of Kitchens:	0	1				Barn:
Finished Floor (Below):	0	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Other	3				Pool:
Finished Floor (Total):	4,100 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement:	None	6				
Grand Total:	4,100 sq. ft.			7				
				8				

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