



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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Active
R2429983
Board: V
House/Single Family

8360 ALANMORE PLACE

Richmond
Seafair
V7C 2C1

Residential Detached

\$2,600,000 (LP)

(SP)



Sold Date: Frontage (feet): **64.00** Original Price: **\$2,600,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2018**
Depth / Size: **110** Bathrooms: **6** Age: **2**
Lot Area (sq.ft.): **7,043.00** Full Baths: **5** Zoning: **RS1**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$7,544.14**
Rear Yard Exp: **East** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **Yes** P.I.D.: **004-269-047**
Tour:

View: **No :**

Complex / Subdiv: **SEAFAIR**

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

Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stone**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Electric, Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **2**

Metered Water:

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Triple**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 48, BLOCK 4N, SUB BLOCK 4, PLAN NWP19395, SECTION 22, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Dishwasher, Range Top, Security System, Smoke Alarm, Vacuum**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'	Above	Bedroom	11' x 12'			x
Main	Family Room	18' x 14'	Main	Den	12' x 10'			x
Main	Kitchen	9' x 14'			x			x
Main	Mud Room	10' x 8'			x			x
Main	Media Room	14' x 12'			x			x
Main	Dining Room	12' x 10'			x			x
Main	Bedroom	13' x 10'			x			x
Above	Master Bedroom	14' x 17'			x			x
Above	Bedroom	12' x 11'			x			x
Above	Bedroom	12'6 x 11'5			x			x

Finished Floor (Main): **1,942**
Finished Floor (Above): **1,441**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,383 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,383 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
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	2	No
2	Main	3	No
3	Above	3	Yes
4	Above	3	Yes
5	Above	3	Yes
6	Above	5	Yes
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht: **9 FT**

Listing Broker(s): **LeHomes Realty**

Luxury Dream Homes has built yet another custom Luxurious French chateau in the prestigious sea fair neighborhood. This elegant house features superior materials from all over the world with a smart home feature making all the washroom lights sensed and others controlled with a touch of your smart phone, fine workmanship, paying lots of attention to all details. Top quality and unique designs four cn-suited bedrooms upstairs, media room with wet bar and a guest bedroom on the main floor. Just minutes to transit, parks, dyke, the Quilchena golf & country club, Garry point park and the Stevenson Harbor



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Active
R2434259
Board: V
House/Single Family

9491 DESMOND ROAD

Richmond
Seafair
V7E 1R1

Residential Detached

\$1,463,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$1,463,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1959
Depth / Size: 119.9	Bathrooms:	1	Age: 61
Lot Area (sq.ft.): 7,918.00	Full Baths:	1	Zoning: RS1/E
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,646.66
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-251-256
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Metal**

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

Metered Water:

Total Parking: Covered Parking: Parking Access: **Side**
Parking: **DetachedGrge/Carport**
Dist. to Public Transit: **CLOSEBY** Dist. to School Bus: **CLOSEBY**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 11 SECTION 27 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 19428**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'			x			x
Main	Dining Room	10' x 7'			x			x
Main	Kitchen	12' x 11'			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	11' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,100	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,100 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,100 sq. ft.		7				
			8				

Listing Broker(s): **Luxmore Realty**

Quiet family oriented neighbourhood with French Emersion elementary and high schools in walking distance. Near public transit and shopping centre. A great opportunity for investor or to build your dream home on this 7918 sqft lot!



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Active
R2438166
Board: V
House/Single Family

9599 SAUNDERS ROAD

Richmond
Saunders
V7A 2B5

Residential Detached

\$2,590,000 (LP)

(SP)



Sold Date: Frontage (feet): **69.00** Original Price: **\$2,590,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2012**
Depth / Size: **120** Bathrooms: **4** Age: **8**
Lot Area (sq.ft.): **8,280.00** Full Baths: **4** Zoning: **RS1/E**
Flood Plain: Half Baths: **0** Gross Taxes: **\$6,852.53**
Rear Yard Exp: **North** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-176-616**
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**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **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: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 24, BLOCK 4N, SUB BLOCK C, PLAN NWP16024, SECTION 27, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 13'4	Above	Bedroom	12' x 13'			x
Main	Kitchen	13'4 x 10'	Above	Master Bedroom	18'4 x 13'4			x
Main	Dining Room	12' x 13'4			x			x
Main	Family Room	18'8 x 15'8			x			x
Main	Wok Kitchen	6' x 7'4			x			x
Main	Den	12' x 11'			x			x
Main	Nook	13'4 x 10'			x			x
Main	Bedroom	15' x 13'4			x			x
Above	Bedroom	12'4 x 12'2			x			x
Above	Bedroom	12'8 x 11'4			x			x

Finished Floor (Main):	2,341	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,370	# of Kitchens:	2	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	3	Yes	Pool:
Finished Floor (Total):	3,711 sq. ft.	Crawl/Bsmt. Height:		4	Above	3	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Grg Dr Ht:
Grand Total:	3,711 sq. ft.	Basement:	None	6				
				7				
				8				

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

Court ordered sale, 'as is, where is' only, gorgeous home in trendy Saunders area, 10 ft ceiling in main floor & 9' ceiling in upper level, 8 years young, 5 bedrooms with 4 ensuite baths, 3711 sq ft home, triple car garage, well designed luxurious home, chandeliers, media room, den & guest bedroom in main area.