			L	Metro Phone: http://ww	ented by: <b>ala PREC</b> Edge Realty 604-551-4418 ww.luisayala.ca ala@shaw.ca	*				
Active R2429215 Board: V Duplex			11111-	Ric Irc	EAFIELD CRI chmond onwood 7A 3H9	ESCENT			\$2	Multifamily <b>2,180,000</b> (LP) (SP) M
			Me Dej Lot Flo Rea Cou	d Date: as. Type: oth / Size (ft Area (sq.ft. od Plain: ar Yard Exp: uncil Apprv?: iew, GST/HS	:.): ): <b>14,833.00</b> : 5T inc?:	Frontage (f # of Room: Bedrooms: Beds in Bsr Beds not in Bathrooms: Full Baths: P.I.D.: <b>004</b>	s: nt: Bsmt:	4 4 0	Frontage Approx. M Age: Zoning: Gross Tax For Tax M	
-	1		Ser	nplex / Subo	: div: cted: <b>Electricity</b> , <b>City/Muni</b>		ias, San	iitary Sew	ver, Storn	1 Sewer
Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces: Fireplace Fuel: Vater Supply: Fuel/Heating: Dutdoor Area: Type of Roof:	Frame - Wood Mixed Concrete Slab 4 Wood City/Municipal Electric Balcny(s) Patio(s) D Asphalt 004-272-382 LOT 2	R.I. Fir Metere <b>Dck(s)</b>	imbing: eplaces: d	5887, SECT	Total Parking: 6 Parking: Dist. to Public Tran Title to Land: Fr Property Disc.: Ye Fixtures Leased: Ne Fixtures Rmvd: Floor Finish: Sprinklers?: Ne Bylaw Infractions?: ION 36, RANGE 6	eehold Nor s : : : N	Strata	Dist. to Smoke	Access: School Bus Detectors?: DISTRIC	Y
Above L Above F Above M Above M Above E Above E Above L Above F Above F	Type Living Room Dining Room Kitchen Master Bedroom Bedroom Bedroom Living Room Dining Room Kitchen Master Bedroom	Dimensions 16'7 x 15' 11'4 x 8' 11'5 x 11' 10'6 x 10'2 10'9 x 8'1 11'9 x 8'1 16'7 x 14'10 11' x 8' 11'5 x 11' 20' x 20'	Floor Above Above Main Main Main Main Main Main Main Main	Type Bedroo Family Bedroo Bedroo Laundu Eating Living Bedroo Bedroo	om 11 om 10 Room 1 om 1 om 15 ry 19 Area 11 Room 18 om 1	imensions '9 x 8' '9 x 8' 9' x 11' 3' x 11' i5 x 8'9 '8 x 8'9 '9 x 14' 3' x 11' '9 x 7'	Floor Main	Ту Ве	pe <b>droom</b>	Dimensions 11'9 x 10'5 x x x x x x x x x x x x x
Finished Floor (f Finished Floor (f Finished Floor (f Finished Floor (f Finished Floor (f Jnfinished Floor	Above): 2,200 Below): 0 Basement): 0 Total): 4,400	- Suite:	ts: ts: its:	Income as a Income/ann Less Op. Exp Net Op. Inco	um: p:		Floor Above Above Main Main	# of Pieces 4 4 4 4 4	Ensuite? No No No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:

INVESTORS, BUILDERS: this awaited FULL DUPLEX project is now ready for processing: PLA (Preliminary Letter of Approval) is at hand, around \$50,000; this property is approved to build 2 SINGLE FAMILY HOMES side by side with 2 BDRM Legal Suite each. All the fees for arborist Rapport, Survey and designing plans are paid for. Garage is from the backlane. If you wish to keep the house rented it's bringing now about \$4,000/month. Showing is possible. Well kept house. Calm residential neighborhood. High Ranked schools. Close by Ironwood Plaza. Easy access to Highway 99 to Vancouver, Delta, Surrey.

Badra: V Duplex V7C 485 Sold Date: Frontage (feet): 81.58 Original P Meas. Type: Feet # of Rooms: 11 Frontage Meas. Type: Feet # of Rooms: 12 Fortax M Frontage Meas. Type: Feet # of Rooms: 13 Gross Tas Council Apprv?: Full Baths: 1 Tax Inc. U PI.D: 800-135-735 Tour: View: : : Complex / Subdiv: GRANVILLE Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sever Type: City/Municipal Sheroon Sureo Concrete Perimeter Renovation: Concrete Perimeter Renovation: Gas - Natural, Wood Metered Frieplace Fuel: Gas - Natural, Wood Metered File of Findis: Other Sheroon City/Municipal Frieplace Fuel: Gas - Natural, Wood Metered File of Findis: Other Sheroon City Municipal Foor Mater Suppi', City/Municipal File Infuences: File Infuences: Features: City/Municipal Metered File Infuences: Features: City/Municipal Main Mater Bedroom 116's 2'6 Main Bedroom 116's 2'16 Main Bedroom 116's 2'12 Main Bedroom 116's 2'16 Main					*	ented by: <b>ala PREC</b> Edge Realty 604-551-4418 vw.luisayala.ca Ila@shaw.ca	uis Ay Metro Phone: http://ww	L								
Sold Date: Frontage (feet): 81.58 Original P   Meas. Type: Feet # of Rooms: 11 Frontage   Lot Area (sq.ft.): 10,129.00 Beds in Bsmt: 0 Age:   Lot Area (sq.ft.): 10,129.00 Beds in Bsmt: 0 Age:   Flood Plain: No Beds not in Bsmt: 5 Approx. Y   Lot Area (sq.ft.): 10,129.00 Beds not in Bsmt: 5 Approx. Y   Lot Area (sq.ft.): 10,129.00 Beds not in Bsmt: 5 Approx. Y   Lot Area (sq.ft.): 10,129.00 Beds not in Bsmt: 7 Age:   Council Approv?: Full Baths: 1 Tax Inc. U   Plain Structoon: Frame - Wood Strucco Corplex / Subdiv: GRANVILLE Structoon: Tax Inc. U   Structoon: Structoo R.I. Fireplaces: Total Parking: 7 Covered Parking: 2 Parking Access: Fir   Trigge Frame - Wood Structoo R.I. Fireplaces: Fibtures Lessed: Dist. to Fublic Transt: 1BLOCK Dist. to School Bus   Tireplace Fuel: Gas - Natural, Wood Main Garoot 4 Sarage	Multifamily 5 <b>2,798,000</b> (LP) (SP) M	\$2			AD	hmond anville	Ric	734				<b>R2431810</b> Board: V				
Sewer Type: City/Municipal   tyle of Home: 2 Storey Total Parking: 2 Covered Parking: 2   construction: Frame - Wood Stucco Carport & Garage Dist. to Public Transit: 1 BLOCK Dist. to School Bus:   condition: Concrete Perimeter Reno. Year: Title to Land: Freehold NonStrata Dist. to School Bus:   tain Screen: Other R.I. Plumbing: Property Disc.: Yes Fixtures Leased: No : Fixtures Leased:	Year: 2019 Utilities?: No	Frontage ( Approx. Ye Age: Zoning: Gross Tax For Tax Ye Tax Inc. U Tour:	11 5 0 5 3 2 1 35	mt: n Bsmt: : : <b>D-135-7</b> :	# of Room Bedrooms Beds in Bs Beds not in Bathrooms Full Baths Full Baths P.I.D.: <b>80</b> 0	Feet .): 124 ): 10,129.00 No East T inc?: :	Id Date: eas. Type: pth / Size (fl t Area (sq.ft. bod Plain: ar Yard Exp: uncil Apprv? new, GST/HS ew: mplex / Subo	Me De Lo Flc Re Co If I Vie Co								
egal: LOT 278, BLOCK 4N, PLAN NWP4625, SECTION 13, RANGE 7W, NEW WESTMINSTER LAND DISTRICT PID: 003-880 menities: ite Influences: eatures: ClthWsh/Dryr/Frdg/Stve/DW Toor Type Dimensions Floor Type Dimensions Main Games Room 24' x 11'10 Xain Badroom 13'3 x 12' Main Games Room 24' x 11'10 X x Main Bedroom 13'3 x 12' Main Bedroom 11'6 x 9'6 Main Bedroom 16' x 14' Main Bedroom 16' x 14' Main Bedroom 16' x 14' Main Bedroom 16' x 14' Main Bedroom 16' x 12' Main Bedroom 12' x 12' Main A No Main 4 No Main 4 Yes	is: CLOSE	ing Access: Frc	Parkin <u>c</u> ige Dist. to	arking: 2 rt & Gara CK	ipal Covered F Carpon Sit: 1 BLO Seehold No S S S S S S S S S S S S S S S S S S S	City/Munic Total Parking: 7 Parking: Dist. to Public Tran Title to Land: Fro Property Disc.: Ye Fixtures Leased: No Fixtures Rmvd: Floor Finish: Ot Sprinklers?: No		Year: mbing: eplaces:	R.I. Plu R.I. Fire Metered	meter , Wood al	Frame - Woo Stucco Concrete Pe Other 2 Gas - Natura City/Munici Baseboard,	onstruction: xterior: oundation: ain Screen: enovations: of Fireplaces ireplace Fuel: /ater Supply: uel/Heating:				
MainDining Room13'3 x 9'6xMainKitchen10'9 x 7'xMainEating Area10'9 x 8'xMainMaster Bedroom13'3 x 12'6xMainBedroom11'6 x 9'6xMainBedroom16' x 14'xMainBedroom16' x 14'xMainBedroom15' x 12'xMainBedroom15' x 12'xMainBedroom12' x 12'xIshed Floor (Main):1,192Bachelor Units:Income as at:Ished Floor (Above):1,3471 Bed Units:1Ished Floor (Below):02 Bed Units:Income/annum:Ished Floor (Basement):03 Bed Units:2Main4NoIshed Floor (Total):2,539 sq. ft.Other Units:Other Units:Net Op. Income:4	30-818 Dimensions				nensions	Dir	Туре	Floor	<b>DW</b>	r/Frdg/Stve/I Dimen	LOT 278, BL ClthWsh/Dr	egal: menities: te Influences eatures:				
Inished Floor (Above):1,3471 Bed Units:1 Main2Yesinished Floor (Below):02 Bed Units:Income/annum:2Main4Noinished Floor (Basement):03 Bed Units:Less Op. Exp:3Below4Yesinished Floor (Total):2,539 sq. ft.Other Units:Net Op. Income:4	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	KOOM 2	Games	Main	< 9'6 < 7' < 8' < 12'6 < 9'6 < 14' < 10' < 12'	13'3 x 10'9 x 10'9 x 10'3 x 11'6 x 16' x 14' x 15' x	Dining Room Kitchen Eating Area Master Bedro Bedroom Bedroom Kitchen Bedroom	Main Main Main Main Main Main Main Main				
Infinished Floor: 0 Crawl/Bsmt. Height: 6 Floor: 7 Floor: 8 Floor: 8 Floor: 7 Floor: 8 Floor:	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:	Yes No Yes	2 4	Main Main	1 2 3 4 5 6 7	um: ):	Income/ann Less Op. Ex	ts: ts: ts: ts: nt. Height:	1 Bed Unit 2 Bed Unit 3 Bed Uni Other Unit Suite: Crawl/Bsn	1,347 0 2,539 sq. ft. 0	Above): (Below): (Basement): (Total):	inished Floor inished Floor inished Floor inished Floor Infinished Floor				

Duplex in excellent central location - City of Richmond approved for 2 lots (REZONED & SUBDIVIDED) process already complete - Documents available upon request. Each building lot 40.75' by 124=5064 sq ft lots which allows you to build 2870 sq ft each plus garage. This property is rented from long term tenants whom would like to continue to stay. Tenancy is month to month with an annual rental income of \$61,500. This property is in great shape with many updates. Option to have custom home built by New Horizon Development (est.1987). Please contact listing realtor for further details/info. Measurements on MLS is only for one side of the duplex. Do not enter onto property or disturb tenants. Sale sign not posted on property.

			l	Luis Aya Metro Phone: 6 http://ww	ented by: <b>ala PRE(</b> Edge Realty 504-551-4418 vw.luisayala.ca la@shaw.ca	]*				EDGE REALTY
Active R2436391 Board: V Duplex			993	Ric Woo	ARSONS RO hmond odwards E 1K8	DAD			\$	Multifamily <b>2,250,000</b> (LP) (SP) M
	STEVESTON		M D La Fl R C G If Vi C C Se	ood Plain: ear Yard Exp: ouncil Apprv?: new, GST/HS iew: omplex / Subd	: <b>12,766.00</b> T inc?: :	-	ns: mt: n Bsmt: s:	100.00 12 5 0 5 2 2 2 0 59	Frontage Approx. Age: Zoning: Gross Ta For Tax A Tax Inc.	+0,00010
onstruction: xterior: oundation: ain Screen: enovations: of Fireplaces ireplace Fuel: vater Supply: uel/Heating: utdoor Area: ype of Roof: egal: menities: ite Influences	City/Municipal Electric Fenced Yard Asphalt LOT 5, BLOCK 4N, I	Reno. R.I. Plu R.I. Fir Metere	umbing: eplaces: d		Property Disc.: N Fixtures Leased: N Fixtures Rmvd: Floor Finish: Sprinklers?: N Bylaw Infractions	nsit: ireehold No lo : : lo : : N	e; Single nStrata	Dist. to Smoke	Access: School Bus Detectors?	
eatures: Floor Main Main Main Main Main Main Main Main	Type Living Room Kitchen Utility Master Bedroom Bedroom Living Room Kitchen Utility Bedroom	Dimensions 15' x 14' 11' x 14' 7' x 9' 15' x 10' 9' x 8' 14' x 9' 15' x 14' 11' x 14' 7' x 9' 9' x 8'	Floor Main Main	Type Bedroo Worksh	m	Dimensions 14' x 9' 10' x 10' x x x x x x x x x x x x x x x	Floor	Ту	pe	Dimensions x x x x x x x x x x x x x x x x
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor	(Above):   0     (Below):   0     (Basement):   0     (Total):   2,500	1 Bed Un 2 Bed Un 3 Bed Un 3 Red Un 0 sq. ft. 5 Suite:	its: its: its:	Income as at Income/annu Less Op. Exp Net Op. Inco	um: ):	Bath 1 2 3 4 5 6	Floor # Main Main	# of Pieces 3 3	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:

BUILDERS, INVESTORS OR END USER ALERT, TOP, BEST, most desired Richmond's Wood-Wards Location! WOW 100 FEET by 130 FEET = 12,766 Sq.Ft. LOT, Custom build your dream Mansion for your Family or Custom Build 2 Houses Side by Side for your multi generation Family (This is the trend now ) and live next to each other as this huge lot can equally be SUB-DIVIDED, each LOT can be approximately 6,500 Sq.Ft. each with 50 Frontage and 130 Depth. Verify with City. 10 MINUTE WALKING DISTANCE TO REPUTABLE STEVESTON LONDON SECONDARY SCHOOL. VALUE IS MAINLY IN LAND, SOLD AS IS WHERE IS BASIS. MEASUREMENTS ARE APPROXIMATE, BUYER AND BUYER'S AGENT TO VERIFY IF IMPORTANT.