



Presented by:
Luis Ayala PREC*

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Active
R2429215

Board: V
Duplex

11111- 11113 SEAFIELD CRESCENT

Richmond
Ironwood
V7A 3H9

Multifamily
\$2,180,000 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$2,180,000
Meas. Type:	# of Rooms:	21	Frontage (metres):
Depth / Size (ft.):	Bedrooms:	11	Approx. Year Built: 1965
Lot Area (sq.ft.): 14,833.00	Beds in Bsmt:	0	Age: 55
Flood Plain:	Beds not in Bsmt:	11	Zoning: RD1
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$5,055.03
Council Apprv?:	Full Baths:	4	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 004-272-382		Tour:

View: :

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **4**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Metered

Total Parking: **6** Covered Parking: **0** Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **004-272-382 LOT 29, BLOCK 4N, PLAN NWP25887, SECTION 36, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	16'7 x 15'	Above	Bedroom	11'9 x 8'	Main	Bedroom	11'9 x 10'5
Above	Dining Room	11'4 x 8'	Above	Bedroom	10'9 x 8'			x
Above	Kitchen	11'5 x 11'	Main	Family Room	19' x 11'			x
Above	Master Bedroom	10'6 x 10'2	Main	Bedroom	13' x 11'			x
Above	Bedroom	10'9 x 8'1	Main	Bedroom	15'6 x 14'			x
Above	Bedroom	11'9 x 8'1	Main	Laundry	19'5 x 8'9			x
Above	Living Room	16'7 x 14'10	Main	Eating Area	11'8 x 8'9			x
Above	Dining Room	11' x 8'	Main	Living Room	18'9 x 14'			x
Above	Kitchen	11'5 x 11'	Main	Bedroom	13' x 11'			x
Above	Master Bedroom	20' x 20'	Main	Bedroom	10'9 x 7'			x

Finished Floor (Main):	2,200	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,200	1 Bed Units:		1	Above	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Main	4	No	Pool:
Finished Floor (Total):	4,400 sq. ft.	Other Units:	Net Op. Income:	4	Main	4	No	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	4,400 sq. ft.	Basement: Fully Finished		7				
				8				

Listing Broker(s): **Sutton Group Seafair Realty**

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.



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Active
R2431810

Board: V
Duplex

7340-7360 LANGTON ROAD

Richmond
Granville
V7C 4B5

Multifamily
\$2,798,000 (LP)
(SP)



Sold Date:	Frontage (feet):	81.58	Original Price: \$2,798,000
Meas. Type: Feet	# of Rooms:	11	Frontage (metres): 24.87
Depth / Size (ft.): 124	Bedrooms:	5	Approx. Year Built: 1975
Lot Area (sq.ft.): 10,129.00	Beds in Bsmt:	0	Age: 45
Flood Plain: No	Beds not in Bsmt:	5	Zoning: RS1/E
Rear Yard Exp: East	Bathrooms:	3	Gross Taxes: \$7,212.41
Council Apprv?:	Full Baths:	2	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	1	Tax Inc. Utilities?: No
	P.I.D.: 800-135-735		Tour:

View: :

Complex / Subdiv: **GRANVILLE**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

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

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

Metered

Total Parking: **7** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport & Garage**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Other**
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **LOT 278, BLOCK 4N, PLAN NWP4625, SECTION 13, RANGE 7W, NEW WESTMINSTER LAND DISTRICT PID: 003-880-818**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 12'	Main	Games Room	24' x 11'10			x
Main	Dining Room	13'3 x 9'6			x			x
Main	Kitchen	10'9 x 7'			x			x
Main	Eating Area	10'9 x 8'			x			x
Main	Master Bedroom	13'3 x 12'6			x			x
Main	Bedroom	11'6 x 9'6			x			x
Main	Bedroom	16' x 14'			x			x
Main	Kitchen	14' x 10'			x			x
Main	Bedroom	15' x 12'			x			x
Main	Bedroom	12' x 12'			x			x

Finished Floor (Main):	1,192	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,347	1 Bed Units:		1	Main	2	Yes	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Below	4	Yes	Pool:
Finished Floor (Total):	2,539 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,539 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **Royal Pacific Riverside Realty Ltd.**

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.



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Active
R2436391

Board: V
Duplex

9931-9951 PARSONS ROAD

Richmond
Woodwards
V7E 1K8

Multifamily
\$2,250,000 (LP)
(SP)



Sold Date:	Frontage (feet):	100.00	Original Price: \$2,250,000
Meas. Type: Feet	# of Rooms:	12	Frontage (metres): 30.48
Depth / Size (ft.): 132	Bedrooms:	5	Approx. Year Built: 9999
Lot Area (sq.ft.): 12,766.00	Beds in Bsmt:	0	Age: 999
Flood Plain:	Beds not in Bsmt:	5	Zoning: RS1/E
Rear Yard Exp:	Bathrooms:	2	Gross Taxes: \$5,637.84
Council Apprv?:	Full Baths:	2	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 003-644-359		Tour: Virtual Tour URL

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

Style of Home: **Split Entry**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Metered

Total Parking: **6** Covered Parking: **1**
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**

Parking Access:
Dist. to School Bus:

Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:
Sprinklers?: **No**
Bylaw Infractions?: **N**

Smoke Detectors?: **N**

Legal: **LOT 5, BLOCK 4N, PLAN NWP18052, SECTION 30, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'	Main	Bedroom	14' x 9'			x
Main	Kitchen	11' x 14'	Main	Workshop	10' x 10'			x
Main	Utility	7' x 9'			x			x
Main	Master Bedroom	15' x 10'			x			x
Main	Bedroom	9' x 8'			x			x
Main	Bedroom	14' x 9'			x			x
Main	Living Room	15' x 14'			x			x
Main	Kitchen	11' x 14'			x			x
Main	Utility	7' x 9'			x			x
Main	Bedroom	9' x 8'			x			x

Finished Floor (Main):	2,500	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	3	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	2,500 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,500 sq. ft.	Basement: None		7				
				8				

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

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.