



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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Active
R2443074

Board: V
Fourplex

23180 23182 WESTMINSTER HIGHWAY

Richmond
Hamilton RI
V6V 1B8

Multifamily
\$2,400,000 (LP)
(SP)



Sold Date:	Frontage (feet):	92.80	Original Price: \$2,400,000
Meas. Type: Feet	# of Rooms:	20	Frontage (metres): 28.29
Depth / Size (ft.): 150	Bedrooms:	10	Approx. Year Built: 1974
Lot Area (sq.ft.): 13,035.00	Beds in Bsmt:	4	Age: 46
Flood Plain:	Beds not in Bsmt:	6	Zoning: RD!
Rear Yard Exp: East	Bathrooms:	6	Gross Taxes: \$4,592.32
Council Apprv?:	Full Baths:	4	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?: No
	P.I.D.: 003-976-807		Tour:

View: **No** :
Complex / Subdiv: **Hamilton area**
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Septic**

Style of Home: **Basement Entry, Split Entry**
Construction: **Frame - Wood**
Exterior: **Aluminum**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

Metered

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Single**
Dist. to Public Transit: **on** Dist. to School Bus:
Title to Land: **Freehold NonStrata**

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

Legal: **LOT 142, BLOCK 5N, PLAN NWP49489, SECTION 36, RANGE 4W, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP22650**

Amenities: **Storage**

Site Influences: **Private Setting, Private Yard, Shopping Nearby, Treed**
Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'	Main	Living Room	18' x 13'			x
Main	Dining Room	11' x 9'	Main	Dining Room	11' x 9'			x
Main	Kitchen	19' x 11'	Main	Kitchen	19' x 11'			x
Main	Master Bedroom	14' x 11'	Main	Master Bedroom	14' x 11'			x
Main	Bedroom	12' x 10'	Main	Bedroom	12' x 10'			x
Main	Bedroom	10' x 9'6	Main	Bedroom	10' x 9'6			x
Bsmt	Living Room	18' x 13'	Bsmt	Living Room	18' x 13'			x
Bsmt	Kitchen	13' x 10'	Bsmt	Kitchen	13' x 10'			x
Bsmt	Bedroom	12' x 10'	Bsmt	Bedroom	12' x 10'			x
Bsmt	Bedroom	11' x 10'	Bsmt	Bedroom	11' x 10'			x

Finished Floor (Main):	2,552	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below):	0	2 Bed Units: 2	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	2,098	3 Bed Units: 2	Less Op. Exp:	3	Bsmt	4	No	Pool:
Finished Floor (Total):	4,650 sq. ft.	Other Units:	Net Op. Income:	4	Main	2	No	Garage Sz:
		Suite:		5	Main	4	No	Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6	Main	4	No	
Grand Total:	4,650 sq. ft.	Basement: Fully Finished, Part, Separate Entry		7			No	
				8			No	

Listing Broker(s): **Royal LePage Brent Roberts Realty**

FULL SIDE-BY-SIDE DUPLEX basement entry style with self-contained 2 bedroom suite on each side. Over 13,000 square foot lot. Great investment opportunity! New roof in approximately 2006.



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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
R2497542

Board: V
Duplex

5502 5500 BLUNDELL ROAD

Richmond
Lackner
V7C 1H4

Multifamily
\$2,660,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$2,660,000
Meas. Type: Feet	# of Rooms: 26	Frontage (metres):
Depth / Size (ft.):	Bedrooms: 12	Approx. Year Built: 1972
Lot Area (sq.ft.): 12,002.00	Beds in Bsmt: 0	Age: 48
Flood Plain:	Beds not in Bsmt: 12	Zoning: DUPLEX
Rear Yard Exp: South	Bathrooms: 8	Gross Taxes: \$7,101.62
Council Apprv?:	Full Baths: 8	For Tax Year: 2020
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?: No
	P.I.D.: 003-214-290	Tour:

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

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

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

Metered

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

Legal: **LOT 77, BLOCK 4N, PLAN NWP39397, SECTION 24, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 16'	Below	Den	11'3 x 11'	Below	Living Room	12'9 x 12'6
Main	Kitchen	10'9 x 8'	Below	Den	14' x 9'	Below	Bedroom	8'9 x 9'8
Main	Family Room	14'6 x 12'9	Below	Bedroom	14'6 x 10'3	Below	Den	11' x 11'
Main	Master Bedroom	12'3 x 8'9	Below	Kitchen	12'6 x 8'3	Below	Bedroom	12'3 x 10'
Main	Bedroom	12' x 9'6	Main	Master Bedroom	12'3 x 8'9	Below	Bedroom	10'3 x 8'9
Main	Bedroom	11' x 8'	Main	Bedroom	11' x 9'3	Below	Bedroom	12'9 x 7'6
Main	Bedroom	14' x 10'	Main	Bedroom	11' x 9'3			x
Main	Den	6'9 x 10'	Main	Bedroom	11'3 x 8'			x
Main	Family Room	15' x 12'9	Main	Living Room	12'9 x 16'6			x
Below	Living Room	14'6 x 12'6	Main	Kitchen	10'3 x 8'			x

Finished Floor (Main): 3,100	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 2,909	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	Main	3	No	Pool:
Finished Floor (Total): 6,009 sq. ft.	Other Units:	Net Op. Income:	4	Main	3	No	Garage Sz:
	Suite:		5	Below	3	No	Grg Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6	Below	3	No	
Grand Total: 6,009 sq. ft.	Basement: None		7	Below	3	No	
			8	Below	3	No	

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

Duplex on 91 x 132 (12002 SF) Lot RD1 Zoned Fully updated 6000 SF living area, 12 bed, 5 den, 9 bath, 2+2 kitchens, 4 living, 2 family rooms, 2 laundry. South back yard, newer roof, vinyl windows, furnaces, paint hot water tanks, plumbing fixtures. Great potential.



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Active
R2429215

Board: V
Duplex

11111- 11113 SEAFIELD CRESCENT

Richmond
Ironwood
V7A 3H9

Multifamily
\$2,095,000 (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 to \$60,000**; 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.** Well kept house. Calm residential neighborhood. High Ranked schools. Close by Ironwood Plaza. Easy access to Highway 99 to Vancouver, Delta, Surrey.