



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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Active
R2319390

Board: V
House/Single Family

11811 WOODHEAD ROAD

Richmond
East Cambie
V6X 1J3

Residential Detached

\$1,999,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$1,999,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2015
Depth / Size: 132	Bathrooms:	6	Age: 3
Lot Area (sq.ft.): 8,712.00	Full Baths:	5	Zoning: RS1/E
Flood Plain:	Half Baths:	1	Gross Taxes: \$6,089.18
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-567-443
			Tour:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
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: **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: **Mixed**

Legal: **PL NWP15577 LT 30 BLK 5N LD 36 SEC 36 RNG 6W.**

Amenities:

Site Influences: **Central Location, Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'	Above	Bedroom	12' x 11'			x
Main	Dining Room	12' x 13'	Above	Bedroom	12' x 10'			x
Main	Kitchen	18' x 16'			x			x
Main	Wok Kitchen	16' x 7'			x			x
Main	Family Room	21' x 14'			x			x
Main	Office	11' x 10'			x			x
Main	Bedroom	12' x 11'			x			x
Main	Recreation	17' x 12'			x			x
Above	Master Bedroom	16' x 14'			x			
Above	Bedroom	12' x 11'			x			

Finished Floor (Main):	2,466	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,371	# of Kitchens:	2	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Legal Suite		3	Main	2	No	Pool:
Finished Floor (Total):	3,837 sq. ft.	Crawl/Bsmt. Height:		4	Above	6	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 5	5	Above	4	No	Door Height:
Grand Total:	3,837 sq. ft.	Basement: None		6	Above	5	Yes	
				7				
				8				

Listing Broker(s): **RE/MAX City Realty**

This 3 year old Spacious House is over 3800 square feet. It has a lot of features that a new house should have. High Ceiling on Living Room and Dining Room, Wok Kitchen, Radiant Heating, Air Conditioning, HRV System, and Triple Garage. One bedroom legal suite. Close to Transit, King George Park, Library, and Community Centre. Easy Access to Highway and Vancouver.



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Active
R2312779

Board: V
House/Single Family

10631 HOGARTH DRIVE

Richmond
Woodwards
V7E 3Z7

Residential Detached

\$1,599,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$1,599,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1975
Depth / Size: 102.46	Bathrooms:	3	Age: 43
Lot Area (sq.ft.): 6,147.00	Full Baths:	3	Zoning: RES
Flood Plain: Yes	Half Baths:	0	Gross Taxes: \$4,868.25
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-418-405
			Tour:

View: **No :**

Complex / Subdiv:

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

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

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

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

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **PL NWP44147 LT 181 BLK 4N LD 36 SEC 31 RNG 6W.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'0 x 13'3	Below	Kitchen	13'0 x 12'0			x
Main	Dining Room	11'5 x 10'0	Below	Bedroom	13'3 x 8'6			x
Main	Kitchen	10'9 x 9'0	Below	Bedroom	11'0 x 10'3			x
Main	Eating Area	10'8 x 9'0			x			x
Main	Master Bedroom	16'0 x 12'0			x			x
Main	Bedroom	13'10 x 9'10			x			x
Main	Bedroom	13'4 x 9'4			x			x
Main	Family Room	11'6 x 10'10			x			x
Main	Family Room	13'0 x 13'0			x			
Below	Living Room	13'0 x 11'6			x			

Finished Floor (Main):	1,501	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	Yes	Barn:
Finished Floor (Below):	919	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	4	No	Pool:
Finished Floor (Total):	2,420 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 5	5				Door Height:
Grand Total:	2,420 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

Listing Broker(s): **Sutton Centre Realty**

Sutton Centre Realty

Great basemen entry home in Prime Richmond Woodward location. 3 good sized bedrooms on the main level. Master bedroom has a 4 piece en-suite bathroom. 2 bedroom on the level below. Spacious family room on both levels. Well kept in a family friendly neighbourhood area. Close to school and shopping. School catchment: Maple Lane Elementary and Steveston-London Secondary.