Jnfinished Floo Grand Total:	s): Valley Pacific Realty	-				7 8				
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ain ain	Dining Room 1 Kitchen	4'8 x 10' 14' x 10'	Above	Bedro	om 1	1' x 8' x				x x
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onstruction:	Frame - Wood				Parking: Garage;		aning. 4		y ALLESS. N	eur
yle of Home:	2 Storey		Sewe	r Type:	City/Muni Total Parking: 4	cipal Covered	Parking: '	Darking	Access: R	ear
	A CONTRACTOR OF THE R. L.	THERE I THREE	Servio	ces Conne	ected: Electricity	, Natural		nitary Sev	ver, Wate	er
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TAR				Plain:		Half Bat	hs:	1	Gross Ta For Tax	+- /
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A Smith			Sold		Feet	Frontage Bedroon		32.00 6		Price: \$1,199,000
louse/Single	Family				6X 1K5					(SP) M
Board: V					chmond st Cambie				\$	1,049,800 (LP)
<mark>ctive</mark> 2377879			10		AMBIE ROAD)			Resi	dential Detached
				luisay	ala@shaw.ca					
				http://w	ww.luisayala.ca					EDGE realty
				Metro	, Edge Realty 604-551-4418					METRO
			LU	IIS AV	ala PREC/					
123					ALA DDE	*				

Well designed home with zoning that may allow suite. Spacious, contemporary 4 bdrms home, features 9 ft ceilings, crown mouldings, laminate floors, maple kitchen, granite countertops, 2 gas fireplaces and pot lights galore. Large master bedroom with huge 5 piece ensuite and good sized walk in closet. Private south facing patio and fully fenced yard. Double car garage has 24' X 20' space upstairs with full bath, 2 bdrms. and separate entrance. EASY TO SHOW. ALL OFFERS SUBJECT TO COURT APPROVAL. AS IS WHERE IS.Schedule A to accompany any offers. All Measurements Approximate. Seller makes no warranties or representations as to condition of property. Buyer/buyers agent to verify all information if important.

Answert Access Frontage (feet): Bedrooms: 2 66.60 2 Original Price: \$1,199,000 Approx. Year Built: 1981 Meas. Type: Bedrooms: 2 Frontage (feet): 2 66.60 2 Original Price: \$1,199,000 Approx. Year Built: 1981 Meas. Type: Bedrooms: 2 Freet Bedrooms: 2 Approx. Year Built: 1981 Approx. Year Built: 1981 Meas. Type: Bedrooms: 2 Freet Bedrooms: 2 Consol Tax Year: 2 Co				Luis Ay Metro Phone: http://w	sented by: /ala PREC D Edge Realty 604-551-4418 ww.luisayala.ca rala@shaw.ca	2*				
Solu Date: Productive (rect): 000000 Output Productive (rect): 000000 Output Productive (rect): 000000 000000 000000 000000 000000 000000 000000 0000000 0000000 00000000 00000000000 000000000000000000000000000000000000	R2380191 Board: V			Ri Sc	ichmond outh Arm	VAY				
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izyle of Home: Rancher/Bungalow Frame - Wood Mixed Outscheider - Wood M					-	-	Sewer	Water		
Main Main Main Main Main Main Main Main Main Main Main Bedroom0'0 × 0'0 v 0'0 × 0'0 × × × × × ×	Construction: Frame - Wood Exterior: Mixed Foundation: Concrete Slab Rain Screen: Renovations: # of Fireplaces: 0 Fireplace Fuel: Nater Supply: City/Municipa Fuel/Heating: Natural Gas Dutdoor Area: Fenced Yard Type of Roof: Asphalt LOT 8, BLOCK Amenities: Site Influences:	1	R.I. Plumbin R.I. Fireplac Metered Wa	ıg: es: ter:	Parking: Add. Par Dist. to Public Trar Title to Land: Fr Property Disc.: N PAD Rental: Fixtures Leased: N Fixtures Rmvd: Floor Finish:	rking Avail. reehold Nor o : :	., Open nStrata	Dist. to		5:
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isting Broker(s): Nu Stream Realty Inc. Nu Stream Realty Inc.	isting Broker(s): Nu Stream R	ealty Inc.			Nu	Stream Re	ealty Ind			

				L	LUIS Ay Metro Phone: http://ww	sented by: /ala PR Edge Realty 604-551-4418 ww.luisayala.cc ala@shaw.ca		*					
Active R2381970 Board: V				86	Rie	FAX CRES chmond Seafair	CEN	т				dential De 2,499,00	
House/Single	Family					7C 1Y1							
C	omin	g soo	n!	Me De Lot Flo Rea Co	ld Date: eas. Type: pth / Size: t Area (sq.ft. ood Plain: ar Yard Exp: uncil Apprv? new, GST/HS	:		Frontage Bedroom Bathroor Full Bath Half Bath	ns: ns: is:	66.00 4 5 4 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	Year Built	0 RS1/E \$4,407.46 2018 No
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Vater Supply: uel/Heating: Dutdoor Area: ype of Roof: egal: menities:	Frame - Woo Mixed, Other Concrete Per : 1 Natural Gas City/Municip Hot Water, N Balcny(s) Pa Asphalt LOT 59, BLO	r, Stucco rimeter latural Gas, R tio(s) Dck(s) CK 4N, PLAN I	Meterea adiant NWP2320 Yard, Rect	mbing: eplaces: 1 d Water: 19, SECTIO reation Ne	arby, Shopp	Property Disc.: PAD Rental: Fixtures Lease Fixtures Rmvd Floor Finish: E 7W, NEW W ing Nearby	ige; D Transit Free No d: No : No	t: ehold No : :	nStrata	Dist. to	g Access:	s:	
Main	Type Living Room Dining Room Foyer Den Kitchen Wok Kitchen Family Room Laundry Bedroom Flex Room	13'9 x 13'9 x 8' x 10' x 17'1 x	< 10' < 20' < 12' < 13' < 13' < 13' < 13' < 8' < 11'	Floor Above Above Above	Type Master Bedroo Bedroo		14'1 14'	ensions x 17'4 ' x 13' ' x 12' x x x x x x x x x x x x x	Floor	Ту	уре		Dimensions x x x x x x x x x x x x
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	s): Century 21	· ·	lty Inc.										

Rear Yard Exp: West For Tax Year: 2018 Council Appry?: Tax Inc. Utilities?: P.I.D.: 000-458-996 Tour: View: No: Council Appry?: In ew, GST/HST inc?: P.I.D.: 000-458-996 Tour: View: No: Council Appry?: Council Appry? Tour: View: No: Council Appry? Council Appry?: Tour: View: Stread No: Council Appry? Council Appry?: Tour: View: Stread Suboliv: Services Connected: Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Stuctor Stuce Total Parking: 2 Covered Parking: 1 Parking Access: Front Parking: Carport; Single Dist. to Public Transit: 2 Blocks Dist. to School Bus: 1/4 Block Rin Screen: R.I. Fireplaces: Property Disc.: No Property Disc.: No Parking: Feteold NonStrata Endet Mood Hetered Water: Entures Rmvd: : Property Disc.: No Fetures Rmvd: : Hoor Finish: Hardwood, Wall/Wall/Mixed Proper	Main Bedroom Main Bedroom Below Family Room Below Bedroom Below Bedroom Below Bedroom Below Recreation Finished Floor (Main): Finished Floor (Above): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bor (Basement): Finished Floor (Total): Unfinished Floor: Grand Total:	20'8 x 10'5 1,332 # of Roo 0 # of Kitcl 1,092 # of Leve 5,424 sq. ft. 0 2,424 sq. ft.	hens: 1 els: 2 mt. Height: Basement: 0	Beds not	in Basement: 5	Bath 1 2 3 4 5 6 7	Main Main	3 2	No Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz:
Active R2389512 Bard: V Prome: 604-551.418 http://www.luisayala.ca Uuisayala@shaw.ca Uuisayala@shaw.ca Uuisayala@shaw.ca Uuisayala@shaw.ca Uuisayala@shaw.ca Uuisayala@shaw.ca Uuisayala@shaw.ca Uuisayala@shaw.ca Uuisayala@shaw.ca Uuisayala@shaw.ca Uuisayala@shaw.ca Uuisayala@shaw.ca Uuisayala@shaw.ca Uuisayala@shaw.ca Uuisayala@shaw.ca South Arm VA 2N7 Residential Detached \$1,289,000 (LP) Active R238512 Bard: V House(Single Family Sold Date: South Arm VA 2N7 Frontage (feet): South Arm VA 2N7 60.00 Original Price: \$1,289,000 (LP) For Tax (Gargin Li): (Joha South Arm VA 2N7 Sold Date: South Arm VA 2N7 Frontage (feet): South Arm VA 2N7 60.00 Original Price: \$1,289,000 (LP) Meas: Type: Feet Bedrooms: South Arm VA 2N7 Sold Date: South Arm VA 2N7 Frontage (feet): South Arm VA 2N7 60.00 Original Price: \$1,289,000 Meas: Stype: Feet Bedrooms: South Arm Va 2N7 South Arm Va 2N7 For Tax Varm: \$172 Connig: \$1,289,000 Meas: Stype: Feet Vest Connig: \$10.6450 Full Baths: Connig & South Arm Complex / South Arm South Arm Promestice: \$1,289,000	Main Bedroom Main Bedroom Below Family Room Below Bedroom Below Bedroom					X				^
Weiter Edge Realty Nuter, Monte, Gords 11, 4118 (Uszyala@shav.c.a) Image: Constant of the stant of the	Main Kitchen Main Living Room Main Dining Room	16' x 10'8 18' x 13'1 13'7 x 11'2 om 12'8 x 11'10 11' x 10'1 10'7 x 9'5 17'9 x 11'11 10'4 x 8'5	Below	Foyer	1	4'9 x 8'2 0'5 x 5'8 x x x x x x x x x x	Floor	ту	/pe	x x x x x x x x x x
Metro Edge Realty Phone: 604-551-418 http://www.luisayala.ca luisayala@shaw.ca Image: 604-551-418 http://www.luisayala.ca luisayala@shaw.ca Active 23289512 Board: V touse/Single Family 10511 LEONARD ROAD Richmond South Arm Residential Detached \$1,289,000 (LP) South Arm V7A 2N7 (SP) Image: 60-00 South Arm Original Price: \$1,289,000 (LP) South Arm V7A 2N7 SP) Image: \$1,289,000 (LP) Sp) Image: \$1,289,000 (LP) South Arm V7A 2N7 SP) Image: \$1,289,000 (LP) Sp) Image: \$1,289,000 (LP) South Arm V7A 2N7 SP) Image: \$1,289,000 (LP) Sp) Image: \$1,289,000 (LP) South Arm V7A 2N7 SP) Image: \$1,289,000 (LP) Sp) Image: \$1,289,000 (LP) South Arm V7A 2N7 SP Image: \$1,289,000 (LP) Sp) Image: \$1,289,000 (LP) South Arm South Arm South Arm Sp) Image: \$1,289,000 (LP) South Arm South Arm South Arm Sp) Image: \$1,289,000 (LP) South Arm South Arm South Arm South Arm South Arm South Arm South Arm South Arm South Arm Figure Arg South Arm South Arm South Arm South Arm Figure Arg South Arm	LOT 425, BL Amenities: Site Influences: Central Loca	tion, Paved Road, Priva	ate Yard, Rec	creation Nea	arby, Shopping		R LAND I	DISTRICT		
Metro Edge Realty Phone: 604-551-4418 http://www.luisayala.ca luisayala@shaw.ca luisayala@shaw.ca luisayala@shaw.ca luisayala@shaw.ca luisayala@shaw.ca luisayala@shaw.ca luisayala@shaw.ca luisayala@shaw.ca luisayala@shaw.ca luisayala@shaw.ca luisayala@shaw.ca luisayala@shaw.ca luisayala@shaw.ca luisayala@shaw.ca luisayala@shaw.ca luisayala@shaw.ca luisayala@shaw.ca luisayala@shaw.ca littoryalaw.ca luisayala@shaw.ca littoryala@shaw.ca luisayala@shaw.ca littoryala@shaw.ca l	Rain Screen: Renovations: # of Fireplaces: 2 Fireplace Fuel: Wood Water Supply: City/Munici Fuel/Heating: Forced Air, I Dutdoor Area: Fenced Yard	Reno. R.I. Plu R.I. Fir Dal Metere Natural Gas	umbing: No replaces:	7 	Fitle to Land: F Property Disc.: P PAD Rental: Fixtures Leased: F Fixtures Rmvd:	reehold No lo lo : :	onStrata		School Bu	s: 1/4 Block
Metro Edge Realty Phone: 604-551-4418 http://www.luisayala@shaw.ca luisayala@shaw.ca Image: Content of Conte	onstruction: Frame - Woo xterior: Stucco			ł	Parking: Carpor	; Single	-	-	-	
Metro Edge Realty Phone: 604-551-4418 http://www.luisayala.ca luisayala@shaw.ca Image: Construction of the state of	and the search		Comp	plex / Subdi ces Connect	v: ted: Commun i	icipal				
Metro Edge Realty Phone: 604-551-4418 http://www.luisayala.ca http://www.luisayala.ca luisayala@shaw.ca IO511 LEONARD ROAD Residential Detached \$1,289,000 (LP) south Arm V/A 2N7 Values/Single Family Sold Date: Frontage (feet): 60.00 Original Price: \$1,289,000 Meas. Type: Feet Depth / Size: 100.68 Bathrooms: 3 Age: 47 Lot Area (sq.ft.): 6,045.00 Full Baths: 1 Zoning: RS1/E	HEL.	<u>Dêlani</u>	Cour	ncil Apprv?:					Tax Inc. P.I.D.: 0	Utilities?:
Metro Edge Realty Phone: 604-551-4418 http://www.luisayala.ca luisayala@shaw.ca totive 2389512 oard: V oard: V ouse/Single Family Sold Date: Frontage (feet): 60.00 Original Price: \$1,289,000			Dept Lot A	h / Size: Area (sq.ft.):		Full Bath	is:	1	Age: Zoning:	47 RS1/E
Metro Edge Realty Phone: 604-551-4418 http://www.luisayala.ca luisayala@shaw.ca ID511 LEONARD ROAD Residential Detached Richmond South Arm			2	Date:		0	• •		5	
Metro Edge Realty Phone: 604-551-4418 http://www.luisayala.ca	2389512 bard: V		10	Rich Sout	nmond th Arm	D				L,289,000 (LP)
Presented by:			Lu	JIS Aya Metro E Phone: 6 http://ww	dge Realty 04-551-4418 w.luisayala.ca	C*				

Solid older home on rectangular, flat 6045 sq. ft. lot, suitable to hold, build or renovate. Great location, just steps to William Bridge Elementary, 2 blocks to Broadmoor Village/ Richlea Square Shopping Centre, & easy bus access to Canada Line. Many newer luxury homes in the area. Great floor plan with 3 bedrooms on the main and 2 bedrooms down. Easy to create an in-law suite. Solid hardwood flooring throughout the main floor is in great condition. 2 Wood burning fireplaces. Large family-sized kitchen has been updated. Private, fenced yard.

				S Ay Metro Phone: ttp://w	sented by: /ala PREC Edge Realty 604-551-4418 ww.luisayala.ca ala@shaw.ca	*				
Active R2395466 Board: V House/Single	Family		65	Ri G	ZURE ROAD chmond iranville 7C 2S1					dential Detached 2,290,000 (LP) (SP) M
			Sold Da Meas. T Depth / Lot Area Flood P Rear Ya Council If new, View:	Type: Size: a (sq.ft lain: ard Exp Apprv?	Feet 112 .): 6,347.00 No : South	Frontag Bedroon Bathroo Full Bath Half Bat	ms: ns:	56.00 4 6 5 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	··· · · · ·
			Complex	x / Sub						
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Nater Supply: Fuel/Heating:	Frame - Wood Stucco Concrete Perimeter		ır: bing: aces: Vater:		Total Parking: 3 Parking: Garage; T Dist. to Public Transi Title to Land: Free Property Disc.: Yes PAD Rental: Fixtures Leased: No Fixtures Rmvd: No Floor Finish:	Covered riple t: ehold No :		Dist. to) Access: F	
Amenities: Site Influences: Features:										
Main Main Main Main Main Main Above Above	Living Room Dining Room 15 Kitchen 1 Wok Kitchen 1 Eating Area 1 Media Room Laundry Master Bedroom 1 Walk-In Closet 13	12' x 12' A '10 x 11' A 7'2 x 9'8 A	iloor Ibove Ibove Ibove Ibove	Bedro	om 12 In Closet 5 om 13'10	ensions ' x 9'5 ' x 3'8) x 12' ' x 5'6 x x x x x x x x x x x x	Floor	Ту	rpe	Dimensions X X X X X X X X X X X X X X
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Listing Broker(s): New World Realty L	d.								
Excellent and	quiet location. One of	the best in Rich	mond. Brand	l new h	ouse. Good value. E	asy to s	how.			

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ouse/Single	. r annry			Cold	Date:	5117	Frontago	(feet)	66.00	Original	Price: \$2,	
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			C. C.S.	If nev	w, GST/HST	inc?: No				P.I.D.: 0	25-502-8	75
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AND ADDRESS OF	CHARTEN LA CONTRACT	GLERONTOR		View:		No :						
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Well built mega home on 8,000 s.f. lot. 3,626 s.f. with 5 bedrooms 4.5 bathrooms and triple car garage. High ceiling in foyer, living and dinning rooms. Central Air-Conditioning and hot water radiant heating systems. School catchment: Blair Elementary and J.N. Burnett Secondary. Walking distance to Thompson Community Centre and public transit. South facing front yard. Largest house in this court. Priced to Sell! Don't Miss!