



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
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luisayala@shaw.ca



Active
R2377879
Board: V
House/Single Family

10120 CAMBIE ROAD

Richmond
West Cambie
V6X 1K5

Residential Detached

\$1,049,800 (LP)

(SP)



Sold Date:	Frontage (feet):	32.00	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2005
Depth / Size: 120	Bathrooms:	4	Age: 14
Lot Area (sq.ft.): 3,808.00	Full Baths:	3	Zoning: ZS8
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,575.56
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 025-934-171
			Tour:

View: :
Complex / Subdiv: **CRESTWOOD MEWS**

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

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

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**

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

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No : UNKNWON**
Fixtures Rmvd: **No : UNKNOWN**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PLAN BCP11104, LOT 5, BLOCK 5N, LAND DISTRICT 36, SECTION 35, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Lane Access**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 12'	Above	Bedroom	11' x 8'			x
Main	Dining Room	14'8 x 10'	Above	Bedroom	11' x 8'			x
Main	Kitchen	14' x 10'			x			x
Main	Nook	11' x 7'9			x			x
Main	Family Room	14'8 x 11'8			x			x
Main	Den	9'8 x 8'2			x			x
Above	Master Bedroom	15' x 13'8			x			x
Above	Bedroom	11'4 x 11'2			x			x
Above	Bedroom	10'6 x 10'			x			x
Above	Bedroom	10'6 x 9'3			x			x

Finished Floor (Main):	1,019	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,266	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	4	No	Pool:
Finished Floor (Total):	2,285 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	2,285 sq. ft.	Beds not in Basement: 6	7				
			8				

Listing Broker(s): **Valley Pacific Realty Ltd.**

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.



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Active
R2380191
 Board: V
 House/Single Family

9171 STEVESTON HIGHWAY
 Richmond
 South Arm
 V7A 1M6

Residential Detached
\$990,000 (LP)
 (SP)



Sold Date: Frontage (feet): **66.60** Original Price: **\$1,199,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1981**
 Depth / Size: Bathrooms: **2** Age: **38**
 Lot Area (sq.ft.): **7,945.00** Full Baths: **2** Zoning: **RS1/E**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,112.27**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **003-617-319**
 Tour:

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

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **LOT 8, BLOCK 4N, PLAN NWP16935, SECTION 34, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0'0 x 0'0			x			x
Main	Dining Room	0'0 x 0'0			x			x
Main	Kitchen	0'0 x 0'0			x			x
Main	Bedroom	0'0 x 0'0			x			x
Main	Bedroom	0'0 x 0'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,296	# of Rooms:	5	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	1,296 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2	5				Grg Dr Ht:
Grand Total:	1,296 sq. ft.	Basement: None		6				
				7				
				8				

Listing Broker(s): **Nu Stream Realty Inc.**

Nu Stream Realty Inc.

Court order sale. Big lot on Steveston Hwy in the popular south arm community. Property has an assessment value 1,350,000. so much potential. Don't miss this opportunity



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Active
R2381970
Board: V
House/Single Family

8620 FAIRFAX CRESCENT

Richmond
Seafair
V7C 1Y1

Residential Detached

\$2,499,000 (LP)
(SP)

Coming soon!

Sold Date: Frontage (feet): **66.00** Original Price: **\$2,499,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2019**
Depth / Size: **106** Bathrooms: **5** Age: **0**
Lot Area (sq.ft.): **6,957.00** Full Baths: **4** Zoning: **RS1/E**
Flood Plain: **Yes** Half Baths: **1** Gross Taxes: **\$4,407.46**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **003-686-922**
Tour:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Other, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **1**

Metered Water:

Total Parking: Covered Parking: Parking Access:
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: **LOT 59, BLOCK 4N, PLAN NWP23209, SECTION 21, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 14'	Above	Master Bedroom	14'1 x 17'4			x
Main	Dining Room	13'9 x 10'	Above	Bedroom	14' x 13'			x
Main	Foyer	8' x 20'	Above	Bedroom	12' x 12'			x
Main	Den	10' x 12'			x			x
Main	Kitchen	17'1 x 13'			x			x
Main	Wok Kitchen	8' x 13'			x			x
Main	Family Room	11'8 x 13'			x			x
Main	Laundry	6'10 x 8'			x			x
Main	Bedroom	11'5 x 11'			x			x
Main	Flex Room	10'4 x 18'			x			x

Finished Floor (Main):	2,002	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,334	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	5	Yes	Pool:
Finished Floor (Total):	3,336 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
		Beds in Basement: 0	5	Above	4	Yes	Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	3,336 sq. ft.		7				
			8				

Listing Broker(s): **Century 21 Supreme Realty Inc.**



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Active
R2389512
Board: V
House/Single Family

10511 LEONARD ROAD

Richmond
South Arm
V7A 2N7

Residential Detached

\$1,289,000 (LP)

(SP)



Sold Date: Frontage (feet): **60.00** Original Price: **\$1,289,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1972**
Depth / Size: **100.68** Bathrooms: **3** Age: **47**
Lot Area (sq.ft.): **6,045.00** Full Baths: **1** Zoning: **RS1/E**
Flood Plain: Half Baths: **2** Gross Taxes: **\$4,362.98**
Rear Yard Exp: **West** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **000-458-996**
Tour:

View: **No :**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

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

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces:

Metered Water:

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**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 425, BLOCK 4N, PLAN NWP39341, SECTION 33, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Clothes Washer/Dryer, Microwave, Oven - Built In, Range Top**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16' x 10'8	Below	Foyer	14'9 x 8'2			x
Main	Living Room	18' x 13'1	Below	Laundry	10'5 x 5'8			x
Main	Dining Room	13'7 x 11'2			x			x
Main	Master Bedroom	12'8 x 11'10			x			x
Main	Bedroom	11' x 10'1			x			x
Main	Bedroom	10'7 x 9'5			x			x
Below	Family Room	17'9 x 11'11			x			x
Below	Bedroom	10'4 x 8'5			x			x
Below	Bedroom	10'7 x 8'7			x			x
Below	Recreation	20'8 x 10'5			x			x

Finished Floor (Main):	1,332	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	1,092	# of Levels:	2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Below	2	No	Pool:
Finished Floor (Total):	2,424 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 5	5				Grg Dr Ht:
Grand Total:	2,424 sq. ft.	Basement: None		6				
				7				
				8				

Listing Broker(s): **Royal LePage Sussex**

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.



Presented by:
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Active
R2395466

Board: V
House/Single Family

6539 AZURE ROAD

Richmond
Granville
V7C 2S1

Residential Detached

\$2,290,000 (LP)

(SP)



Sold Date:	Frontage (feet):	56.00	Original Price: \$2,390,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2017
Depth / Size: 112	Bathrooms:	6	Age: 2
Lot Area (sq.ft.): 6,347.00	Full Baths:	5	Zoning: RS 1/E
Flood Plain: No	Half Baths:	1	Gross Taxes: \$5,325.46
Rear Yard Exp: South			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-697-967
			Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **Community, Electricity**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **3** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 524, BLOCK 4N, PLAN NWP25611, SECTION 7, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'	Above	Bedroom	12' x 9'5"			x
Main	Dining Room	15'10 x 11'	Above	Walk-In Closet	5' x 3'8"			x
Main	Kitchen	17'2 x 9'8"	Above	Bedroom	13'10 x 12'			x
Main	Wok Kitchen	14'5 x 13'4"	Above	Walk-In Closet	5' x 5'6"			x
Main	Eating Area	17'2 x 10'6"			x			x
Main	Media Room	12' x 14'6"			x			x
Main	Laundry	12' x 5'10"			x			x
Above	Master Bedroom	16'8 x 14'			x			x
Above	Walk-In Closet	13'10 x 7'8"			x			x
Above	Bedroom	11' x 12'			x			x

Finished Floor (Main):	1,773	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,376	# of Kitchens: 2	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Main	2	No	Pool:
Finished Floor (Total):	3,149 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
		Beds in Basement: 0	5	Above	5	Yes	Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6	Above	4	Yes	
Grand Total:	3,149 sq. ft.		7				
			8				

Listing Broker(s): **New World Realty Ltd.**

Excellent and quiet location. One of the best in Richmond. Brand new house. Good value. Easy to show.



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Active
R2397278
Board: V
House/Single Family

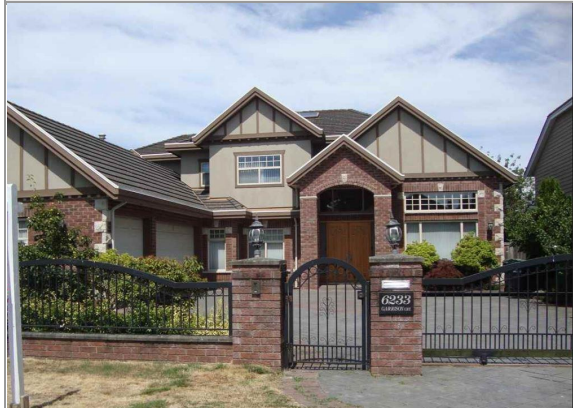
6233 GARRISON COURT

Richmond
Riverdale RI
V7C 5H7

Residential Detached

\$2,200,000 (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$2,200,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2003**
Depth / Size: **120** Bathrooms: **5** Age: **16**
Lot Area (sq.ft.): **7,954.00** Full Baths: **4** Zoning: **RS1E**
Flood Plain: Half Baths: **1** Gross Taxes: **\$7,213.40**
Rear Yard Exp: **North** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **025-502-875**
Tour:

View: **No :**

Complex / Subdiv:

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

Sewer Type:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Hot Water, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Other**

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

Metered Water:

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**

Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1/2 BLK**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **:**
Fixtures Rmvd: **Yes: FOYER AND DINING ROOM CHANDLIER**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PLAN BCP1639, LOT 2, BLOCK 4N, LD 36, SECTION 12, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences: **Central Location, Paved Road, Private Setting, Private Yard, Recreation Nearby, Treed**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Jetted Bathtub, Microwave,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'	Above	Bedroom	13'4 x 12'6			x
Main	Dining Room	12'4 x 13'	Above	Bedroom	12' x 12'2			x
Main	Kitchen	13'6 x 12'	Above	Bedroom	12'6 x 11'			x
Main	Kitchen	9'6 x 6'			x			x
Main	Nook	16'6 x 10'			x			x
Main	Family Room	17' x 13'6			x			x
Main	Den	11'2 x 11'2			x			x
Main	Bedroom	12' x 11'			x			x
Main	Media Room	21'2 x 12'6			x			x
Above	Master Bedroom	16' x 15'			x			x

Finished Floor (Main): **2,289**
Finished Floor (Above): **1,337**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,626 sq. ft.**

of Rooms: **13**
of Kitchens: **2**
of Levels: **2**
Suite: **None**

Crawl/Bsmt. Height:

Beds in Basement: **0**

Basement: **None**

Beds not in Basement: **5**

Unfinished Floor: **0**
Grand Total: **3,626 sq. ft.**

Bath	Floor	# of Pieces	Ensuite?
1	Above	5	Yes
2	Above	4	Yes
3	Above	4	Yes
4	Main	4	Yes
5	Main	2	No
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **Multiple Group Hans Wong Rlty.**

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!