

Board: V

Presented by:

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Richmond

Seafair

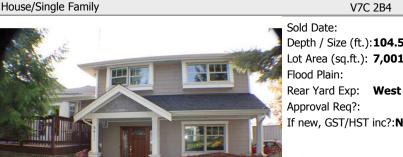
V7C 2B4



8411 LAIDMORE ROAD R2021154

Residential Detached \$1,488,000 (LP)

(SP) M



Sold Date: Depth / Size (ft.): 104.5 Lot Area (sq.ft.): 7,001.00 Flood Plain:

Original Price: \$1,388,000 Frontage (feet): 67.00 Bedrooms: Approx. Year Built: 1959 4 2 Age: 57 Bathrooms: 2 RS1/E Full Baths: Zoning: Half Baths: O Gross Taxes: \$4,017.81

Approval Reg?: If new, GST/HST inc?:No

For Tax Year: 2015 Tax Inc. Utilities?: No P.I.D.: 003-630-935

View: No:

Complex / Subdiv:

2009

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

Style of Home: 3 Level Split, Corner Unit

Completely

Construction: Frame - Wood Exterior: Hardi Plank

Concrete Perimeter Foundation:

Rain Screen:

of Fireplaces: 2 Fireplace Fuel: Gas - Natural

City/Municipal Water Supply:

Forced Air, Heat Pump, Natural Gas Fuel/Heating:

Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: Asphalt Total Parking: Covered Parking: Parking Access: Side

Parking: Open

Dist. to Public Transit: 1 BLK Dist. to School Bus: 1 BLK

Title to Land: Freehold NonStrata Seller's Interest: Court Ordered Sale

Property Disc.: No PAD Rental: Fixtures Leased: No: Fixtures Rmvd: No:

Floor Finish: Hardwood, Wall/Wall/Mixed

Legal: PL 19395 LT 1 BLK 4N LD 36 SEC 22 RNG 7W SUBURBAN BLOCK 10.

Reno. Year:

R.I. Fireplaces:

R.I. Plumbing: No

Amenities:

Renovations:

Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby

Features:

Floor	<u>Type</u>	Dimensions	<u>Floor</u>	<u>Type</u>	Dimensions	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main	Living Room	20' x 15'	Below	Walk-In Closet	12' x 11'			x
Main	Dining Room	10' x 9'	Below	Foyer	10' x 6'			x
Main	Kitchen	12' x 11'			x			x
Above	Bedroom	10' x 9'			x			x
Above	Bedroom	13' x 11'			x			x
Above	Bedroom	11' x 10'			x			x
Below	Family Room	24' x 22'			x			x
Below	Den	20' x 19'			x			x
Below	Laundry	10' x 9'			x			
Below	Master Bedroom	15' x 12'			x			

Finished Floor (Main): 475	# of Rooms: 12	<u>Batl</u>	<u> Floor</u>	# of Pieces	Ensuite?	<u>Outbuildings</u>
Finished Floor (Above): 590	# of Kitchens: 1	1	Above	4	No	Barn:
Finished Floor (Below): 1,625	# of Levels: 3	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):0	Suite: None	3				Pool:
Finished Floor (Total): 2,690 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0 Beds not in Basem	ent: 4 5				Door Height:
Unfinished Floor:0	Basement: None	6				
Grand Total: 2,690 sq. ft.		7				
		8				

Listing Broker(s): RE/MAX Westcoast

Court ordered sale of a great family home in Seafair. Extensively renovated and updated in 2009 with 1000 sq. ft. addition. Main floor has open kitchen with granite counters. Large family room with vaulted ceilings, with French doors that open to a private back yard. Master Bedroom with large walk in closet and steps to large bathroom almost like an ensuite. Newer windows, Hardi-plank siding, newer roof, newer furnace, heat pump with air conditioning. Enjoy this family home, rent it out, or maybe its time to build a new home on this ideal lot. Court date set for January 25, 2016 at 09:45 in Vancouver. Peter for further details.