



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2021154

Board: V
House/Single Family

8411 LAIDMORE ROAD

Richmond
Seafair
V7C 2B4

Residential Detached

\$1,488,000 (LP)

(SP)



Sold Date:
Depth / Size (ft.): **104.5**
Lot Area (sq.ft.): **7,001.00**
Flood Plain:
Rear Yard Exp: **West**
Approval Req?:
If new, GST/HST inc?: **No**

Frontage (feet): **67.00**
Bedrooms: **4**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Original Price: **\$1,388,000**
Approx. Year Built: **1959**
Age: **57**
Zoning: **RS1/E**
Gross Taxes: **\$4,017.81**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **003-630-935**

View: **No :**

Complex / Subdiv:

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

Style of Home: **3 Level Split, Corner Unit**

Construction: **Frame - Wood**

Exterior: **Hardi Plank**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations: **Completely**

of Fireplaces: **2**

Fireplace Fuel: **Gas - Natural**

Water Supply: **City/Municipal**

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

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

Type of Roof: **Asphalt**

Reno. Year: **2009**

R.I. Plumbing: **No**

R.I. Fireplaces:

Total Parking:
Parking: **Open**

Covered Parking:

Parking Access: **Side**

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.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
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**
Finished Floor (Above): **590**
Finished Floor (Below): **1,625**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,690 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,690 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **None**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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.