

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Richmond, Steveston Village

MLS# V1097036

Residential Detached

3839 RICHMOND ST, V7E 2W5

Active



List Price: \$839,000

Complex/Subdiv: Steveston Village

Frontage:	33.00 ft	Bedrooms:	3	PID:	003-833-593
Depth/Size:	120	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1985
Rear Yard Exp:		Half Baths:	0	Age at List Date:	29
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,409 (2014)
Flood Plain:		Zoning:	RS1-A		
View:	N				
Serv. Connected:	Community, Electricity, Water, Sanitary Sewer, Natural Gas				

Style of Home:	2 Storey	Total Parking:	3	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front, Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, Open		
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	0.5
Type of Roof:	Asphalt			Dist to School Bus:	
Renovations:		Reno Year:		Possession:	
Flooring:	Tile, Laminate, Other			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Natural Gas, Radiant, Hot Water			Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - Court Ordered Sale
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL 249 LT 1 BLK 3N LD 36 SEC 3 RNG 7W BLOCK 38.
 Amenities: Garden, Storage, Workshop Attached
 Site Influences: Gravel Road, Marina Nearby, Private Yard, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	22' X 16'			X			X
Main F.	Dining	13' X 9'			X			X
Main F.	Kitchen	13' X 12'			X			X
Main F.	Bedroom	12' X 0'1			X			X
Main F.	Foyer	10' X 10'			X			X
Above	Master Bedroom	22' X 12'			X			X
Above	Bedroom	9' X 9'			X			X
Above	Loft	22' X 10'			X			X
		X			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,341	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	865	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	2,206	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,206	8

Listing Broker(s): Macdonald Realty Ltd., Macdonald Realty Ltd.

Custom designed home in the heart of Steveston Village. 3 bedrooms and 2 bathrooms with an attached garage with lane access. This home is ready for your renovation ideas or simply hold/rent out and build later on this 33X120 level lot. Steps away from shopping, restaurants, community centre, etc... Do not miss this opportunity!! Call NOW !!!

Tax Report - 3839 RICHMOND Street
Record Updated - 12/11/2014

Jurisdiction	320-RICHMOND - CITY OF	Roll Number	R087854000	Property ID	003-833-593
Property Addr	3839 RICHMOND ST				
Municipality	RI-CITY OF RICHMOND	Board Code	V		
Neighborhood	004-STEVESTON RESIDENTIAL				
Area	VRI-Richmond				
Sub Area	VRI40-Steveston Villlage			More PID's	
Gross Taxes	\$3409.49	(2014)		Water Conn	1998
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

3839 RICHMOND ST
RICHMOND BC

V7E 2W5

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
249	1	3N		36	3		7W	
Legal Description		PL 249 LT 1 BLK 3N LD 36 SEC 3 RNG 7W Block 38.						

Land & Building Information

Width	Depth	Lot Size	3960 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1.5 ST SFD AFTER 1930 SEMICST	Zoning	RS1/A

BCAA Data Updated - 03/04/14

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$647,000	Gross Land	\$647,000	Gross Land	\$647,000
Improvement	\$141,000	Gross Improve	\$141,000	Gross Improve	\$141,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$788,000	Municipal Total	\$788,000	School Total	\$788,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/21/2008	\$677,000	BB860274	IMPRV SINGLE PROP CASH TRANSAC
02/18/1999	\$295,000	BN39834	IMPRV SINGLE PROP CASH TRANSAC
12/11/1997	\$350,000	BL418970	IMPRV SINGLE PROP CASH TRANSAC

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Anthony Ibhah
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 Phone: 604-581-3838 Cell: 604-788-0179
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 Website: www.aibhah.com

Richmond, Garden City
8800 MYHILL RD, V6Y 2J2

MLS# V1100564

Residential Detached
Active



List Price: \$1,798,000

Complex/Subdiv:

Frontage: 66.00 ft	Bedrooms: 5	PID: 004-502-540
Depth/Size: 130	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 7800.00	Full Baths: 5	Approx Yr Blt: 2005
Rear Yard Exp:	Half Baths: 1	Age at List Date: 10
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$7,631 (2014)
Flood Plain:	Zoning: RS1/E	

View:

Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey
 Construction: Brick, Frame - Wood
 Foundation: Concrete Slab
 Exterior: Brick
 Rainscreen:
 Type of Roof: Tile - Concrete
 Renovations:
 Flooring: Mixed
 Water Supply: City/Municipal
 Heat/Fuel: Radiant, Natural Gas
 No. of Fireplaces: 3
 Fireplace Fuel: Gas - Natural
 Outdoor Area: Fenced Yard
 Pad Rental:
 Fixtures Leas: N
 Fixt Removed:

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Total Parking: Covered Parking: 3
 Parking Access: Front
 Parking Facilities: Garage: Triple

Dist to Public Trans: 2 Blocks Dist to School Bus:
 Possession: TBA
 Title to Land: Freehold NonStrata
 Seller's Interest: Court Ordered Sale
 Mortgage Info: \$0

Property Disclosure: N - none
 Out Buildings:

Legal: PL 15266 LT 84 BLK 4N LD 36 SEC 21 RNG 6W
 Amenities:
 Site Influences: Central Location, Private Setting, Shopping Nearby, Recreation Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 14'5	Above	Master Bedroom	17' X 13'9			X
Main F.	Dining	12' X 14'4	Above	Bedroom	12'10 X 12'3			X
Main F.	Kitchen	13'7 X 10'5	Above	Bedroom	12'6 X 14'			X
Main F.	Wok Kitchen	5'4 X 9'3	Above	Bedroom	12'1 X 14'3			X
Main F.	Eating Area	18' X 10'			X			X
Main F.	Family Room	18' X 13'4			X			X
Main F.	Office	12'7 X 11'4			X			X
Main F.	Media Room	23' X 13'4			X			X
Main F.	Bedroom	10'8 X 10'10			X			
Main F.	Laundry	10'10 X 6'			X			

Floor Area (SqFt):

Main Floor Area SqFt: 2,288
 Finished Floor Up SqFt: 1,536
 Finished Floor Down: 0
 Finished Floor Bsmt SqFt: 0
 Total Finished Floor SqFt: 3,824

Total # Rooms: 14
 # Kitchens: 1
 Finished Levels: 2
 Crawl/Bsmt Height:
 Basement Area: None

Unfinished Floor: 0
 Grand Total Floor Area: 3,824

Bathrooms

1 2 Piece; Ensuite: N; Level: Main F.
 2 6 Piece; Ensuite: Y; Level: Above
 3 4 Piece; Ensuite: Y; Level: Main F.
 4 4 Piece; Ensuite: Y; Level: Above
 5 4 Piece; Ensuite: Y; Level: Above
 6 4 Piece; Ensuite: Y; Level: Above
 7
 8

Listing Broker(s): Macdonald Realty Ltd.

Luxurious 5 bedroom home is sought after Garden City location. Large private lot with gated front drive. Elegant home with soaring 20' ceilings in LR/DR. Beautiful mill work finishes. Hardwood, tile, granite floors all heated. Plus great Kitchen and wok kitchen. Beautiful media room too. 5 spacious bedrooms with en suite baths, 3 car garage and private yard. Close to good schools. Garden City Elementary, Palmer Secondary and St. Paul's school.

Tax Report - 8800 MYHILL Road
Record Updated - 12/11/2014

Jurisdiction	320-RICHMOND - CITY OF	Roll Number	R066902000	Property ID	004-502-540
Property Addr	8800 MYHILL RD				
Municipality	RI-CITY OF RICHMOND	Board Code	V		
Neighborhood	003-BROADMOOR RESIDENTIAL				
Area	VRI-Richmond				
Sub Area	VRI52-Garden City			More PID's	
Gross Taxes	\$7631.47	(2014)		Water Conn	2004
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

8800 MYHILL RD
RICHMOND BC

8800 MYHILL RD
RICHMOND BC

V6Y 2J2

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
15266	84	4N		36	21		6W	
Legal Description PL 15266 LT 84 BLK 4N LD 36 SEC 21 RNG 6W								

Land & Building Information

Width	Depth	Lot Size	8578 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	0167	Zoning	RS1/E

BCAA Data Updated - 03/04/14

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$1,029,000	Gross Land	\$1,029,000	Gross Land	\$1,029,000
Improvement	\$735,000	Gross Improve	\$735,000	Gross Improve	\$735,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$1,764,000	Municipal Total	\$1,764,000	School Total	\$1,764,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
07/07/2008	\$1,350,000	CA842494	IMPRV SINGLE PROP CASH TRANSAC
03/16/2005	\$898,000	BX315483	IMPRV SINGLE PROP CASH TRANSAC
05/13/2004	\$388,500	BW202024	VACANT SINGLE PROP CASH TRANSA

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