



Presented by:
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Richmond, Broadmoor

MLS# V1130923

Residential Detached

10611 BUTTERMERE DR, V7A 4S3

Active



List Price: \$1,599,800 Previous Price:
 Original Price: **\$1,599,800**

Complex/Subdiv:

Frontage: 59.06 ft	Bedrooms: 5	PID: 009-763-244
Depth/Size: 149.57 IRR	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 7,298	Full Baths: 5	Approx Yr Blt: 1988
Rear Yard Exp: W	Half Baths: 0	Age at List Date: 27
Meas Type: Feet	If New GST/HST Incl: 0	Taxes: \$5,426 (2014)
Flood Plain:	Zoning: RS1/E	

View:
 Serv. Connected: **Electricity**

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Tile - Composite		Dist to School Bus: 4
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Radiant, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: **PL 76859 LT 7 BLK 4N LD 36 SEC 32 RNG 6W**

Amenities:

Site Influences: **Paved Road, Private Setting**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	23' X 14'			X			X
Main F.	Kitchen	16' X 13'			X			X
Main F.	Dining	13' X 15'			X			X
Main F.	Eating Area	11' X 10'			X			X
Main F.	Family Room	19' X 14'			X			X
Main F.	Bedroom	12' X 11'			X			X
Above	Master Bedroom	23' X 13'			X			X
Above	Bedroom	10' X 10'			X			X
Above	Bedroom	12' X 10'			X			
Above	Bedroom	13' X 11'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,300	Total # Rooms: 10	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 1,853	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 4,153	Basement Area: None	5 4 Piece; Ensuite: N; Level: Above
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 4,153		8

Listing Broker(s): **Sutton Grp West Coast (VanCam)**

This is a great neighborhood with well appointed homes. Close to Steveston London Sec'y & Maple Lane schools. Great floor plan with second privacy staircase, dry sauna and hot-tub-sun room. Huge BRs and common areas. Awesome family kitchen!"as is, where is". Buyer to satisfy himself determining suitability, measurements, condition. Next showing by appointment is Wed Sept 2 at 11:00 am.