



Presented by:
Mylyne Santos PREC*

Stonehaus Realty Corp.
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Active
R2662276
Board: V
House/Single Family

3560 SEMLIN DRIVE

Richmond
Terra Nova
V7C 5V7

Residential Detached

\$2,301,200 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,301,200**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2006**
Frontage(feet): **45.00** Bathrooms: **3** Age: **16**
Frontage(metres): **13.72** Full Baths: **2** Zoning: **RES**
Depth / Size: Half Baths: **1** Gross Taxes: **\$5,637.05**
Lot Area (sq.ft.): **4,230.00** Rear Yard Exp: For Tax Year: **2021**
Lot Area (acres): **0.10** P.I.D.: **023-882-557** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
Services Connected: **Electricity, Natural Gas**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Stucco**
Foundation: **Concrete Perimeter**
Renovations: Reno. Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Natural Gas, Radiant** R.I. Plumbing:
Outdoor Area: **Fenced Yard** Fixtures Leased: **No** :
Type of Roof: **Tile - Composite** Floor Finish:

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 62 BLOCK 4N PLAN LMP34903 SEC 10 RANGE 7W LAND DISTRICT 36**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,249	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,076	Main	Living Room	17' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 7'			x	Main 2
Finished Floor (Below):	0	Main	Eating Area	7' x 7'			x	Above 4
Finished Floor (Basement):	0	Main	Dining Room	12' x 10'			x	Above 4
Finished Floor (Total):	2,325 sq. ft.	Main	Bedroom	12' x 10'			x	
Unfinished Floor:	0	Main	Laundry	11' x 7'			x	
Grand Total:	2,325 sq. ft.	Above	Master Bedroom	14' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12' x 10'			x	
		Above	Bedroom	12' x 11'			x	
Suite:				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Amex - Fraseridge Realty**

!!!Court Order Sale!!!Home in desirable Terra Nova Area. This 5 bedroom, 3 bath home in top ranking schools nearby, Spul'u'kwucks Elementary & Burnett Secondary. Nearby dyke trails, shopping, park and golf course.



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Active
R2668724
Board: V
House/Single Family

8320 MINLER ROAD

Richmond
Woodwards
V7C 3T7

Residential Detached

\$2,998,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,998,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1993
Frontage(feet): 66.00	Bathrooms: 5	Age: 29
Frontage(metres): 20.12	Full Baths: 4	Zoning: RS1-E
Depth / Size: 125	Half Baths: 1	Gross Taxes: \$6,193.21
Lot Area (sq.ft.): 8,249.00	Rear Yard Exp:	For Tax Year: 2020
Lot Area (acres): 0.19	P.I.D.: 004-505-514	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Sewer Type: **Community**

Water Supply: **City/Municipal**

Style of Home: 2 Storey	Total Parking: 9	Covered Parking: 3	Parking Access:
Construction: Frame - Wood	Parking: Garage; Triple		
Exterior: Brick, Mixed, Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Reno. Year: 2021	Property Disc.: Yes	
# of Fireplaces: 2	Rain Screen:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Rmvd: No	
Fuel/Heating: Radiant	R.I. Plumbing:	Floor Finish:	
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)			
Type of Roof: Tile - Concrete			

Legal: **LOT 13 SECTION 19 BLOCK 4 NORTH RANGE 6 WESTNEW WESTMINSTER DISTRICT PLAN 15593**

Amenities:

Site Influences:

Features: **Drapes/Window Coverings, Garage Door Opener, Security System, Vacuum - Built In**

Finished Floor (Main):	2,395	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,788	Main	Living Room	18' x 16'	Above	Bedroom	14' x 12'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	20' x 17'	Above	Recreation Room	12' x 11'	Main 2
Finished Floor (Below):	0	Main	Dining Room	14' x 12'				Main 4
Finished Floor (Basement):	0	Main	Kitchen	15' x 12'				Above 5
Finished Floor (Total):	4,183sq. ft.	Main	Bedroom	12' x 9'				Above 4
Unfinished Floor:	0	Main	Bedroom	14' x 10'				Above 4
Grand Total:	4,183sq. ft.	Main	Laundry	8' x 4'				
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Nook	15' x 12'				
		Main	Office	13' x 12'				
		Main	Kitchen	10' x 10'				
Suite:		Above	Master Bedroom	18' x 18'				
Basement: None		Above	Bedroom	13' x 12'				
		Above	Bedroom	13' x 10'				
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 15	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal Pacific Realty Corp.**

Prime location with 8249sf lot on a beautiful tree-lined street in the most desirable Woodward neighborhood! Recently renovated home offers 4184 sqft living space which with 6 good-sized bedrooms and 5 bathrooms. High ceilings in the lobby. Vaulted ceiling in living room. Huge open kitchen with a breakfast nook overlooking the beautiful green backyard. Recently up graded hard wood flooring and tile and inside and outside painting. Grand master bedroom with separated his & her closet. Also features huge recreation room, radiant heating, gas fireplace, vacuum & alarm system. One bedroom rental suite will be great mortgage help. Triple car garage with huge front yard will fit multiple cars to park. School catchments Stevenson London Secondary & Blundell Elementary. Open House April 3 2-4 pm