



Presented by:
Mylyne Santos PREC*
 Stonehaus Realty Corp.
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Active
R2724363
 Board: V
 House/Single Family

3560 SEMLIN DRIVE

Richmond
 Terra Nova
 V7C 5V7

Residential Detached

\$1,888,888 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,888,888
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:		
First Nation Reserve:		
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:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Tile - Composite**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No** Land Lease Expiry Year:
 Fixtures Leased: **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):	2,325sq. ft.	Main	Bedroom	12' x 10'			x	
Unfinished Floor:	0	Main	Laundry	11' x 7'			x	
Grand Total:	2,325sq. 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
R2728639
Board: V
House/Single Family

7339 BELAIR DRIVE

Richmond
Broadmoor
V7A 1B7

Residential Detached

\$2,619,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,619,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2005
Frontage(feet): 66.00	Bathrooms: 6	Age: 17
Frontage(metres): 20.12	Full Baths: 5	Zoning: RS1/E
Depth / Size: 123	Half Baths: 1	Gross Taxes: \$8,101.34
Lot Area (sq.ft.): 8,117.00	Rear Yard Exp: North	For Tax Year: 2021
Lot Area (acres): 0.19	P.I.D.: 010-191-283	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **3** Parking Access: **Rear**
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit: **close** Dist. to School Bus: **close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Other, Tile, Carpet**

Legal: **LOT 15, BLOCK 4N, SUB BLOCK F, PLAN NWP16641, SECTION 29, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

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

Features:

Finished Floor (Main):	2,177	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,437	Main	Living Room	13'1 x10'9			x	Floor
Finished Floor (AbvMain2):	0	Main	Dining Room	13'9 x13'1			x	#Pcs
Finished Floor (Below):	0	Main	Kitchen	15' x9'			x	Main
Finished Floor (Basement):	0	Main	Eating Area	18'4 x11'			x	Main
		Main	Family Room	16' x14'			x	Above
Finished Floor (Total):	3,614sq. ft.	Main	Den	11'2 x11'2			x	Above
Unfinished Floor:	0	Main	Bedroom	11' x11'			x	Above
Grand Total:	3,614sq. ft.	Main	Media Room	16' x14'			x	Above
		Above	Master Bedroom	16'7 x13'3			x	3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12'3 x11'7			x	
		Above	Bedroom	11'5 x10'10			x	
Suite: None		Above	Bedroom	12' x11'9			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **Sutton Group-West Coast Realty**

Check this out! Deluxe custom-built 3614sqft luxury south facing house on 8117sqft corner lot with backlane in prestigious Broadmoor area. Grand entrance hall open layout with lots of high ceilings. European stylish finish & high class materials, All bedrooms come with ensuite bathroom. 1 bedroom with ensuite full bathroom for convenience. Air Conditioning, radiant heat, HRV system, wok kitchen, 3 cars garage, and more. Close to Errington Elementary & Steveston London Secondary School. Book your showing appointment!



Presented by:
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Active
R2712618
Board: V
House/Single Family

10695 AINTREE PLACE

Richmond
McNair
V7A 3H1

Residential Detached

\$2,700,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,700,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2022**
Frontage(feet): **0.00** Bathrooms: **7** Age: **0**
Frontage(metres): Full Baths: **6** Zoning: **RE1**
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,608.31**
Lot Area (sq.ft.): **10,828.00** Rear Yard Exp: **North** For Tax Year: **2021**
Lot Area (acres): **0.25** P.I.D.: **003-970-124** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **:**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Other**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **3** Parking Access: **Lane, Rear**
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 3, BLOCK 4N, SUB BLOCK 12, PLAN NWP18551, SECTION 35, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	2,656	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,500	Main	Living Room	16' x13'	Above	Master Bedroom	14' x 16'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x12'	Above	Walk-In Closet	10'4 x 10'6	Main	2
Finished Floor (Below):	0	Main	Kitchen	10' x14'	Above	Bedroom	11'8 x 14'2	Main	4
Finished Floor (Basement):	0	Main	Wok Kitchen	3'6 x14'	Above	Walk-In Closet	5' x 5'	Main	4
Finished Floor (Total):	4,156sq. ft.	Main	Nook	10' x14'	Above	Bedroom	12' x 12'8	Above	5
Unfinished Floor:	0	Main	Family Room	18' x14'	Above	Walk-In Closet	5'6 x 5'10	Above	4
Grand Total:	4,156sq. ft.	Main	Den	11' x12'6	Above	Bedroom	12' x 12'	Above	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Media Room	12' x16'			x	Above	4
Suite: Legal Suite		Main	Bedroom	11' x12'6			x		
Basement: None		Main	Bedroom	11'6 x12'6			x		
		Main	Kitchen	10' x7'6			x		
		Main	Living Room	12'6 x11'6			x		
		Main	Laundry	8' x8'2			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 20	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Rennie & Associates Realty Ltd.**

Rennie & Associates Realty Ltd.

AN AMAZING OPPORTUNITY AT THE ABSOLUTE BEST VALUE FOR A NEW HOME IN RICHMOND! This stunning 95% completed 6 bed + 7 bath home is a must see & is waiting for someone to add just that last 5% of finishing touches! Located on a huge 10,828sf lot w/ a fantastic open concept layout, expansive backyard + rear 3 car garage. Appointed w/ a large chef's kitchen + wok kitchen, grand principal rooms w/ extra high ceilings, den/office, theatre room, multiple covered outdoor spaces & a 1 bed suite w/ separate entrance as an in-law suite or mortgage helper. Located in one of the best & quietest family oriented neighbourhoods in Richmond w/ Kidd Elementary, McNair Secondary & all your shopping, restaurant & amenity needs nearby. **COURT ORDERED SALE - "Sold as is, where is".**