



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

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Active
R2732447

Board: V
 House/Single Family

8091 RIDEAU PLACE

Richmond
 Saunders
 V7A 4P3

Residential Detached

\$1,550,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,550,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1976**
 Frontage(feet): **0.00** Bathrooms: **3** Age: **46**
 Frontage(metres): Full Baths: **3** Zoning: **RS**
 Depth / Size: **IRR** Half Baths: **0** Gross Taxes: **\$4,273.70**
 Lot Area (sq.ft.): **6,767.00** Rear Yard Exp: **North** For Tax Year: **2021**
 Lot Area (acres): **0.16** P.I.D.: **003-503-771** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **No :**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Community, Electricity, Natural Gas**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Other**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **None**
 Type of Roof: **Other, Wood**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Concrete**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed, Carpet**

Legal: **LOT 166, BLOCK 4N, PLAN NWP45807, SECTION 28, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Lane Access, Private Setting, Private Yard, Recreation Nearby**

Features:

Finished Floor (Main):	1,413	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	670	Main	Living Room	21'9 x13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'8 x9'6			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	16' x12'			x	Main 3
Finished Floor (Basement):	0	Main	Family Room	22'10 x13'			x	Main 3
Finished Floor (Total):	2,083sq. ft.	Main	Den	12' x8'6			x	
Unfinished Floor:	0	Main	Other	13'8 x11'6			x	
Grand Total:	2,083sq. ft.	Above	Master Bedroom	14'8 x13'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x9'8			x	
Suite: None			Bedroom	9'6 x10'7			x	
Basement: None				x			x	
				x			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Dracco Pacific Realty**

INVESTOR ALERT! In the sought after Saunders area in Richmond, this 6767 sqft lot located in a quiet inner street desirable Cul-De-Sac. This property comes with a huge living area, 3 bedrooms, 1 den, and 3 full bathrooms. Water tank and Furnace updated. Huge back yard for gardening, life or entertainment. Double garage side by side for all cars or extra storage. This property is located in a friendly neighbourhood and walking distance to McNair High, McRoberts Sec., James Whiteside and Walter Lee Elementary schools. Just minutes from Ironwood, Broadmoor, Garden City Shopping Centres.. Great renovation project or build your own dream home!



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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
R2733065
 Board: V
 House/Single Family

10695 AINTREE PLACE

Richmond
 McNair
 V7A 3H1

Residential Detached

\$2,490,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,490,000**
 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: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 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: **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' x 13'	Above	Master Bedroom	14' x 16'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 12'	Above	Walk-In Closet	10'4 x 10'6	Main 2
Finished Floor (Below):	0	Main	Kitchen	10' x 14'	Above	Bedroom	11'8 x 14'2	Main 4
Finished Floor (Basement):	0	Main	Wok Kitchen	3'6 x 14'	Above	Walk-In Closet	5' x 5'	Main 4
Finished Floor (Total):	4,156sq. ft.	Main	Nook	10' x 14'	Above	Bedroom	12' x 12'8	Above 5
Unfinished Floor:	0	Main	Family Room	18' x 14'	Above	Walk-In Closet	5'6 x 5'10	Above 4
Grand Total:	4,156sq. ft.	Main	Den	11' x 12'6	Above	Bedroom	12' x 12'	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Media Room	12' x 16'			x	Above 4
Suite: Legal Suite		Main	Bedroom	11' x 12'6			x	
Basement: None		Main	Bedroom	11'6 x 12'6			x	
		Main	Kitchen	10' x 7'6			x	
		Main	Living Room	12'6 x 11'6			x	
		Main	Laundry	8' x 8'2			x	

Crawl/Bsmt. Height:
 # of Kitchens: **3**

of Levels: **2**
 # of Rooms: **20**

Manuf Type:
 MHR#:

Registered in MHR?:
 CSA/BCE:

PAD Rental:
 Maint. Fee:

ByLaw Restrictions:

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

Rennie & Associates Realty Ltd.

ALERT! Looking for the right buyer or builder to complete this new house. 2 level home in popular McNair neighbourhood. This home sits on a huge 10,828 sq ft lot with North facing backyard. Open concept, high ceiling in living and family room, 6 bedrooms (4 up and 2 down), all with ensuite. Spacious kitchen, wok kitchen, formal dining room, den, media room on main. One bedroom legal suite with separate entrance as in-law suite or mortgage helper and a 3 car garage. Quiet and friendly neighborhood, Kidd Elementary & McNair Secondary catchment. Close to schools, shopping, amenities. This is sold at its current stage, buyer would need to finish. Inquire to agent for all information and documents. COURT ORDERED SALE - Please do not walk the property without permission.



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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 x 10'9			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'9 x 13'1			x	Main	4
Finished Floor (Below):	0	Main	Kitchen	15' x 9'			x	Main	2
Finished Floor (Basement):	0	Main	Eating Area	18'4 x 11'			x	Above	4
		Main	Family Room	16' x 14'			x	Above	4
Finished Floor (Total):	3,614sq. ft.	Main	Den	11'2 x 11'2			x	Above	4
Unfinished Floor:	0	Main	Bedroom	11' x 11'			x	Above	3
Grand Total:	3,614sq. ft.	Main	Media Room	16' x 14'			x		
		Above	Master Bedroom	16'7 x 13'3			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12'3 x 11'7			x		
		Above	Bedroom	11'5 x 10'10			x		
Suite: None		Above	Bedroom	12' x 11'9			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!