



Presented by:  
**Micky Kandola**

Royal LePage - Wolstencroft  
Phone: 604-530-0231

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**Active**  
**R2784523**  
Board: V  
House/Single Family

**3820 LOCKHART ROAD**

Richmond  
Quilchena RI  
V7C 1M3

Residential Detached

**\$750,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$925,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2002**  
Frontage(feet): **40.00** Bathrooms: **5** Age: **22**  
Frontage(metres): **12.19** Full Baths: **4** Zoning: **RES**  
Depth / Size: **145** Half Baths: **1** Gross Taxes: **\$6,136.64**  
Lot Area (sq.ft.): **5,800.00** Rear Yard Exp: **South** For Tax Year: **2022**  
Lot Area (acres): **0.13** P.I.D.: **024-946-761** Tax Inc. Utilities?: **No**  
Flood Plain: **Yes** Tour:  
View: **No**  
Complex/Subdiv: **QUILCHENA**  
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: **Stucco**  
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Natural Gas, Radiant**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Tile - Concrete**

Reno. Year:  
Rain Screen:  
Metered Water: **No**  
R.I. Plumbing: **No**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, RV Parking Avail., Visitor Parking**  
Driveway Finish: **Aggregate**  
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :NONE**  
Fixtures Rmvd: **No :COURT ORDER SALE**  
Floor Finish: **Mixed**

Legal: **LOT 2, BLOCK 4N, PLAN LMP48790, SECTION 15, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, Disposal - Waste, Garage Door Opener, Security System, Vacuum - Built In**

Finished Floor (Main):	1,657	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,335	Main	Living Room	16'6 x 13'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'4 x 11'4			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	13' x 10'2			x	Main 4
Finished Floor (Basement):	0	Main	Family Room	21'2 x 13'			x	Above 4
		Main	Nook	11' x 9'8			x	Above 4
Finished Floor (Total):	2,992sq. ft.	Main	Bedroom	11'10 x 10'8			x	Above 4
Unfinished Floor:	0	Main	Den	8' x 10'			x	
Grand Total:	2,992sq. ft.	Main	Kitchen	10'2 x 6'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	18' x 13'			x	
		Above	Bedroom	14'4 x 12'			x	
		Above	Bedroom	13' x 10'8			x	
		Above	Bedroom	13' x 10'4			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **RE/MAX Sabre Realty Group**

**BEST TO TALK TO YOUR REALTOR FIRST. EVERYTHING IS APPROXIMATE. This sale is for UNDIVIDED HALF INTEREST. Yes unusual it is. The Conduct of Sale grants an order to sell the undivided one half interest. This means that if you buy this interest then you are SHARING OWNERSHIP. You should know HOW YOU COULD FINANCE THIS if you don't have cash. You SHOULD THINK of WHOM would I be sharing ownership with. You may ASK does the other half want to sell. WE DO NOT KNOW THESE ANSWERS. please call your Realtor and ask for the explanation with documents posted.**



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**Active**  
**R2841888**  
Board: V  
House/Single Family

**17240 FEDORUK ROAD**

Richmond  
East Richmond  
V6V 1C7

Residential Detached

**\$2,388,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,388,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1958</b>
Frontage(feet): <b>130.00</b>	Bathrooms: <b>2</b>	Age: <b>66</b>
Frontage(metres): <b>39.62</b>	Full Baths: <b>2</b>	Zoning: <b>RS1/G</b>
Depth / Size: <b>532</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$9,076.57</b>
Lot Area (sq.ft.): <b>69,173.00</b>	Rear Yard Exp:	For Tax Year: <b>2023</b>
Lot Area (acres): <b>1.59</b>	P.I.D.: <b>004-315-928</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Slab**

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

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

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

Legal: **LOT 37, BLOCK 4N, PLAN NWP17793, SECTION 1, RANGE 5W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:  
Features:

Finished Floor (Main):	859	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	598	Main	Living Room	19'8" x 11'1"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8'9" x 13'3"			x	Above 4
Finished Floor (Below):	587	Main	Kitchen	10'6" x 12'9"			x	Below 3
Finished Floor (Basement):	0	Main	Family Room	19'8" x 16'9"			x	
Finished Floor (Total):	2,044sq. ft.	Above	Primary Bedroom	9'6" x 13'5"			x	
Unfinished Floor:	0	Above	Bedroom	9'6" x 13'5"			x	
Grand Total:	2,044sq. ft.	Above	Bedroom	11'1" x 8'9"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Laundry	7'9" x 6'2"			x	
		Below	Flex Room	16'5" x 6'4"			x	
		Below	Bedroom	21' x 13'5"			x	
Suite:				x			x	
Basement: <b>Part, Separate Entry</b>				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Sutton Group-West Coast Realty**

**Zoned RS1/G. ALR. 130' x 532 = 69,173.00 sf (1.588-acre) parcel situated in East Richmond, just south of Mayfair Lakes Golf Club. Located in a small subdivision of single-family homes, which can be hard to spot as it lies between No.7 and No.8 roads off Westminster Highway, The neighborhood, known as Fedoruk Road, features a 300-meter-long dead-end road that connects to Westminster via Kartner Road. The 2,000 sq ft split-level home includes 4 bedrooms and 2 bathrooms, along with a double garage and ample driveway parking for a boat, RV, etc. The property has a south-facing yard and a back lane. Close to Kingswood Elementary, McNair Secondary. Do not walk on the property without an appointment. All offers subject to court approval.**



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**Active**  
**R2834709**  
Board: V  
House with Acreage

**23360 WESTMINSTER HIGHWAY**

Richmond  
Hamilton RI  
V6V 1C2

Residential Detached

**\$2,900,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,900,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1945**  
Frontage(feet): **50.00** Bathrooms: **2** Age: **79**  
Frontage(metres): **15.24** Full Baths: **2** Zoning: **RS1-F**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$7,660.33**  
Lot Area (sq.ft.): **23,001.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.53** P.I.D.: **009-454-535** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: :  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Driveway Finish:  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT A, BLOCK 5N, PLAN NWP20693, SECTION 36, RANGE 4W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,656	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	934	Main	Dining Room	17' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	22' x 16'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	17' x 9'			x	Above 4
Finished Floor (Basement):	0	Main	Primary Bedroom	24' x 7'11			x	
Finished Floor (Total):	2,590sq. ft.	Main	Laundry	10' x 8'			x	
Unfinished Floor:	0	Main	Mud Room	9' x 6'			x	
Grand Total:	2,590sq. ft.	Above	Bedroom	12' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14'5 x 11'5			x	
		Above	Bedroom	19'5 x 11'5			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite:								
Basement:None								
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): **Saba Realty Ltd.**

**Court ordered sale. Being sold together with 23380 Westminster Hwy. This property is being sold AS IS and WHERE IS. Potential 20 unit Townhouse site - please confirm with City Hall.**



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**Active**  
**R2844709**  
Board: V  
House/Single Family

**9871 PIGOTT ROAD**

Richmond  
Saunders  
V7A 2C1

Residential Detached

**\$2,988,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,988,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2005**  
Frontage(feet): **46.00** Bathrooms: **7** Age: **19**  
Frontage(metres): **14.02** Full Baths: **5** Zoning: **RS1/E**  
Depth / Size: **IRREG** Half Baths: **2** Gross Taxes: **\$9,566.16**  
Lot Area (sq.ft.): **13,451.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.31** P.I.D.: **000-896-853** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **No :**  
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: **Concrete Block, Frame - Wood**  
Exterior: **Brick, Glass, Mixed**  
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Balcony(s), Patio(s)**  
Type of Roof: **Tile - Concrete**

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

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

Legal: **LOT 30, BLOCK 4N, PLAN NWP19253, SECTION 28, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	3,037	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,876	Main	Living Room	20' x 15'	Above	Walk-In Closet	9'9 x 4'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x 14'	Above	Walk-In Closet	8' x 3'5	Main	2
Finished Floor (Below):	0	Main	Kitchen	18'9 x 14'6	Above	Bedroom	20'2 x 15'11	Main	2
Finished Floor (Basement):	0	Main	Wok Kitchen	11'6 x 5'12	Above	Bedroom	14'5 x 10'1	Main	4
Finished Floor (Total):	4,913sq. ft.	Main	Eating Area	13'9 x 9'3	Above	Bedroom	14' x 11'7	Above	5
Unfinished Floor:	0	Main	Family Room	18' x 15'			x	Above	4
Grand Total:	4,913sq. ft.	Main	Media Room	26' x 18'			x	Above	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	16'7 x 14'10			x	Above	4
Suite:		Main	Den	15'2 x 13'			x		
Basement:None		Main	Laundry	9'4 x 8'			x		
		Main	Foyer	17' x 11'8			x		
		Main	Solarium	25'2 x 12'9			x		
		Above	Primary Bedroom	18' x 18'			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 18	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Macdonald Realty**

**Custom 5-bedroom, 7-bathroom family home in Richmond Saunders. Over 4,900 sf of luxurious living space. 13,451 sf lot. Large open entry foyer with granite inlay flooring. Featuring two grand chandeliers on 16 foot ceilings in dining, living and family rooms. Gourmet open plan kitchen with large island, quartz counter tops granite floors plus a separate wok kitchen. Media, entertainment room with wet bar. Extensive custom millwork and fixtures everywhere. High end stainless appliance package. Hardwood flooring throughout most of the home. Balconies off of the upper floor bedrooms, and a solarium room on the main. Gated driveway. 3 Car garage. Plenty of parking. Quiet street. This home checks all the boxes.**