



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
Phone: 604-723-2000
<http://www.mylyne.com>
info@mylyne.com



Active
R3070412
Board: V
House/Single Family

12506 WESCOTT STREET

Richmond
Steveston South
V3E 6T9

Residential Detached

\$1,749,880 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,749,880
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2006
Frontage(feet): 37.30	Bathrooms: 3	Age: 19
Frontage(metres): 11.37	Full Baths: 3	Zoning: RS1/K
Depth / Size: 103.30	Half Baths: 0	Gross Taxes: \$6,240.55
Lot Area (sq.ft.): 3,854.00	Rear Yard Exp: South	For Tax Year: 2025
Lot Area (acres): 0.09	P.I.D.: 025-699-920	Tax Inc. Utilities?: No
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: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **Near By** Dist. to School Bus: **Near By**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes :Court Order Sale Chattel Not Included**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 27 BLOCK 3N PLAN BCP6535 SECTION 12 RANGE TW NEW WESTMINSTER LAND DISTRICT.**

Amenities:

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

Features:

Finished Floor (Main):	1,054	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,065	Main	Great Room	16' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	20' x 6'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	16' x 12'			x	Above 4
Finished Floor (Basement):	0	Main	Nook	16' x 10'			x	Above 5
Finished Floor (Total):	2,119sq. ft.	Main	Den	12' x 12'			x	
Unfinished Floor:	0	Main	Pantry	7' x 5'			x	
Grand Total:	2,119sq. ft.	Above	Primary Bedroom	15' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	13' x 7'			x	
		Above	Bedroom	13' x 11'			x	
		Above	Bedroom	13' x 11'			x	
		Above	Bedroom	12' x 11'			x	
		Above	Flex Room	20' x 12'			x	
		Above	Laundry	12' x 6'			x	
Suite: None								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Homelife Benchmark Titus Realty**

Welcome to Old Charm Steveston Village. This home has been meticulously maintained by its owners and pride of ownership gleams throughout. Well built, bright and beautifully kept on a quiet no-through road. Feature 4 Bedroom, 3 full bathroom, Large Flex room, Kitchen with island, granite, SS appliances, WI pantry, Hedged private backyard. Walk to the village and all amenities it provides, Garry Point Park and the Dyke.



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Active
R3052869
Board: V
House/Single Family

11880 AZTEC STREET

Richmond
East Cambie
V6X 1H8

Residential Detached

\$1,799,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,888,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1997
Frontage(feet): 65.00	Bathrooms: 4	Age: 28
Frontage(metres): 19.81	Full Baths: 4	Zoning: RS1
Depth / Size: 95	Half Baths: 0	Gross Taxes: \$6,090.44
Lot Area (sq.ft.): 6,175.00	Rear Yard Exp: West	For Tax Year: 2025
Lot Area (acres): 0.14	P.I.D.: 023-719-729	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, 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**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Tile - Concrete**

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

Total Parking: **6** Covered Parking: **2** Parking Access:
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:

Legal: **LOT A, BLOCK 5N, PLAN LMP32487, SECTION 36, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Paved Road, Private Yard, Shopping Nearby**

Features:

Finished Floor (Main):	1,710	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,593	Main	Living Room	17' x14'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17' x13'			x	Main	4
Finished Floor (Below):	0	Main	Kitchen	14' x10'			x	Above	5
Finished Floor (Basement):	0	Main	Family Room	16' x14'			x	Above	4
Finished Floor (Total):	3,303sq. ft.	Main	Den	14' x12'			x	Above	4
Unfinished Floor:	0	Main	Bedroom	12' x9'			x		
Grand Total:	3,303sq. ft.	Main	Foyer	12' x11'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	9' x6'			x		
Suite:		Above	Primary Bedroom	17' x17'			x		
Basement:None		Above	Bedroom	16' x14'			x		
		Above	Bedroom	14' x12'			x		
		Above	Bedroom	16' x11'			x		
		Above	Recreation Room	14' x12'			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **RE/MAX Masters Realty**

RE/MAX Masters Realty

Over 3,300 sqft., 5 bed + den executive home on a quiet street! Features include vaulted ceilings, grand main staircase, all upstairs bedrooms en-suited, concrete tile roof, radiant hot water heat and a video security system. The bright gourmet kitchen has granite counters and a gas wok / spice kitchen conveniently situated alongside the primary kitchen. Location, Location, Location! Conveniently located near schools, shops & parks with easy access to downtown Vancouver. Double garage + large driveway. Low maintenance front / back yard! SHOWINGS BY APPOINTMENT: Tuesday Nov 18th 11:00 am - 12:00noon.



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Active
R3066775
 Board: V
 House/Single Family

4000 FISHER DRIVE

Richmond
 West Cambie
 V6X 3S4

Residential Detached

\$1,925,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,925,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1991
Frontage(feet): 0.00	Bathrooms: 5	Age: 34
Frontage(metres):	Full Baths: 4	Zoning: RS1/B
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,889.24
Lot Area (sq.ft.): 6,220.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.14	P.I.D.: 015-500-675	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Other**
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish:
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **LOT 16, BLOCK 5N, PLAN NWP83946, SECTION 35, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,764	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,611	Main	Foyer	8'10 x15'8	Above	Bedroom	15'0 x 13'7	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'4 x22'1			x	Main	2
Finished Floor (Below):	0	Main	Family Room	13'4 x8'6			x	Above	3
Finished Floor (Basement):	0	Main	Kitchen	13'5 x12'10			x	Main	3
		Main	Dining Room	10'6 x14'7			x	Above	5
Finished Floor (Total):	3,375sq. ft.	Main	Wok Kitchen	6'6 x12'10			x	Above	3
Unfinished Floor:	0	Main	Flex Room	14'4 x12'10			x		
Grand Total:	3,375sq. ft.	Main	Bedroom	9'0 x12'10			x		
		Above	Primary Bedroom	13'5 x19'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	7'11 x8'0			x		
		Above	Bedroom	11'6 x11'2			x		
Suite: None		Above	Bedroom	11'5 x13'5			x		
Basement: None		Above	Bedroom	11'10 x11'10			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 14	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **RE/MAX Westcoast**

RE/MAX Westcoast

Welcome to this spacious 7 bed, 4.5 bath home in the desirable Fisher Gate area of West Cambie! Renovated around 2018, it offers a bright, functional layout with two bedrooms and a full bath on the main level, perfect for guests or extended family. Sitting on a 6,000+ sqft lot, this home provides plenty of space for living and entertaining. Enjoy a central location close to Garden City, Walmart, parks, and restaurants, with easy access to Vancouver via Highways 99 and 91. This home is ideal for families seeking comfort and convenience in one of Richmond's most connected neighborhoods!



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Active
R3054170
Board: V
House/Single Family

9911 BATES ROAD

Richmond
Broadmoor
V7A 1E5

Residential Detached

\$2,750,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,750,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2016
Frontage(feet): 66.00	Bathrooms: 6	Age: 9
Frontage(metres): 20.12	Full Baths: 5	Zoning: RS1/E
Depth / Size: 110	Half Baths: 1	Gross Taxes: \$10,505.69
Lot Area (sq.ft.): 7,260.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 004-065-085	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Sanitary 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: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple**
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: **Hardwood, Mixed, Softwood, Tile**

Legal: **LOT 54, BLOCK 4N, PLAN NWP19708, SECTION 29, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Sauna/Steam Room**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Jetted Bathtub**

Finished Floor (Main):	2,084	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,336	Main	Living Room	15' x 14'	Above	Bedroom	14' x 12'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'8 x 12'4	Above	Bedroom	12' x 10'	Main	3
Finished Floor (Below):	0	Main	Foyer	18'8 x 10'			x	Main	2
Finished Floor (Basement):	0	Main	Kitchen	13'10 x 13'4			x	Above	5
		Main	Wok Kitchen	11' x 6'2			x	Above	3
Finished Floor (Total):	3,420sq. ft.	Main	Den	11'6 x 9'4			x	Above	3
Unfinished Floor:	0	Main	Nook	14' x 10'4			x	Above	3
Grand Total:	3,420sq. ft.	Main	Family Room	16' x 12'4			x		
		Main	Media Room	20' x 11'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Steam Room	5' x 4'6			x		
		Above	Primary Bedroom	15'6 x 13'			x		
Suite:		Above	Walk-In Closet	8'8 x 7'10			x		
Basement:None		Above	Bedroom	12'4 x 12'			x		
		Manuf Type:		Registered in MHR?:		PAD Rental:			
Crawl/Bsmt. Height:	# of Levels: 2	MHR#:		CSA/BCE:		Maint. Fee:			
# of Kitchens: 2	# of Rooms: 15	ByLaw Restrictions:							

Listing Broker(s): **YVR International Realty**

Court order sale! Don't miss this attractive home at this affordable price. An architectural masterpiece with refined décor and timeless luxury – this rare Broadmoor estate is not to be missed! Nestled in Richmond West's prestigious and highly coveted neighborhood, this residence welcomes you through grand custom French doors into a sophisticated European-inspired interior. The soaring 19-ft foyer sets the stage with red oak floors, detailed coffered ceilings in the dining area, and marble finishes throughout the kitchen and baths. Enjoy the ultimate lifestyle with a private theatre/media room, dual kitchens (western & wok) for gourmet creations, and over 3,500 sq. ft. of superbly crafted living space. Featuring 4 bedrooms, 6 bathrooms, A/C, HRV, radiant heating. Open House Cancelled.



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Active
R3048459
Board: V
House/Single Family

12900 GILBERT ROAD

Richmond
Gilmore
V7E 2H6

Residential Detached

\$6,800,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$6,800,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1996
Frontage(feet): 400.00	Bathrooms: 7	Age: 29
Frontage(metres): 121.92	Full Baths: 6	Zoning: AG1
Depth / Size:	Half Baths: 1	Gross Taxes: \$15,541.35
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 9.07	P.I.D.: 003-490-661	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Septic, Water	
Sewer Type: Septic	Water Supply: City/Municipal	

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

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Triple, RV Parking Avail., Visitor Parking**
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: **PL 33993 LT 7 BLK 3N LD 36 SEC 8 RNG 6W**

Amenities: **Air Cond./Central, Garden, Pool; Indoor, Sauna/Steam Room**

Site Influences:
Features:

Finished Floor (Main):	10,166	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	6,123	Main	Living Room	20' x 26'	Above	Recreation Room	16' x 32'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	20' x 30'				Main 2
Finished Floor (Below):	0	Main	Eating Area	12' x 30'				Main 4
Finished Floor (Basement):	0	Main	Family Room	20' x 30'				Above 7
Finished Floor (Total):	16,289sq. ft.	Main	Recreation Room	30' x 65'				Main 4
Unfinished Floor:	0	Main	Den	17' x 26'				Main 4
Grand Total:	16,289sq. ft.	Main	Bedroom	16' x 20'				Main 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11' x 13'				Above 4
Suite:		Above	Primary Bedroom	22' x 40'				
Basement:None		Above	Bedroom	20' x 23'				
		Above	Bedroom	20' x 23'				
		Above	Bedroom	20' x 23'				
		Above	Family Room	19' x 20'				
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal Pacific Lions Gate Realty Ltd.**

Open house on Sunday November 30, 2-4pm. All buyers must use Seller's Contract of Purchase and Sale with Schedule A (in attached documents).Grand double high entry foyer & living room, designer kitchen with all the bells and whistles, 40 ft indoor swimming pool, exercise area, library, double family room, recreation room, tennis court, many more. The property is sold "as is, where is".