



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: <b>\$1,749,880</b> |
| Meas. Type: <b>Feet</b>            | Bedrooms: <b>4</b>  | Approx. Year Built: <b>2006</b>    |
| Frontage(feet): <b>37.30</b>       | Bathrooms: <b>3</b>   | Age: <b>20</b>                     |
| Frontage(metres): <b>11.37</b>     | Full Baths: <b>3</b>  | Zoning: <b>RS1/K</b>               |
| Depth / Size: <b>103.30</b>        | Half Baths: <b>0</b>  | Gross Taxes: <b>\$6,240.55</b>     |
| Lot Area (sq.ft.): <b>3,854.00</b> | Rear Yard Exp: <b>South</b>   | For Tax Year: <b>2025</b>          |
| Lot Area (acres): <b>0.09</b>      | P.I.D.: <b>025-699-920</b>  | Tax Inc. Utilities?: <b>No</b>     |
| Flood Plain:                       |   | Tour: <b>Virtual Tour URL</b>      |
| View: <b>No :</b>                  |   |                                    |
| Complex/Subdiv:                    |   |                                    |
| First Nation Reserve:              |   |                                    |
| Services Connected:                | <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b>                                 |                                    |

|  |   |  |                                     |
|--|---|--|-------------------------------------|
| Style of Home: <b>2 Storey</b>             | Total Parking: <b>4</b>                 | Covered Parking: <b>2</b>  | Parking Access: <b>Front</b>        |
| Construction: <b>Frame - Wood</b>          | Parking: <b>Garage; Double</b>          |  |                                     |
| Exterior: <b>Wood</b>                      | Driveway Finish: <b>Concrete</b>        |  |                                     |
| Foundation: <b>Concrete Perimeter</b>      | Dist. to Public Transit: <b>Near By</b> |  | Dist. to School Bus: <b>Near By</b> |
| Renovations:                               | Reno. Year:                             | Title to Land: <b>Freehold NonStrata</b>                         |                                     |
| # of Fireplaces: <b>1</b>                  | R.I. Fireplaces:                        | Property Disc.: <b>No</b>  |                                     |
| Fireplace Fuel: <b>Natural Gas</b>         | Rain Screen:                            | Fixtures Leased: <b>No :</b>                                     |                                     |
| Fuel/Heating: <b>Natural Gas, Radiant</b>  | Metered Water:                          | Fixtures Rmvd: <b>Yes :Court Order Sale Chattel Not Included</b> |                                     |
| Outdoor Area: <b>Fenced Yard, Patio(s)</b> | R.I. Plumbing:                          | Floor Finish: <b>Wall/Wall/Mixed</b>                             |                                     |
| Type of Roof: <b>Asphalt</b>               |   |  |                                     |

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):     | 1,229        | Floor | Type            | Dimensions | Floor | Type | Dimensions | Bathrooms  |
|----------------------------|--------------|-------|-----------------|------------|-------|------|------------|------------|
| Finished Floor (Above):    | 1,480        | 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):    | 2,709sq. ft. | Main  | Den             | 12' x 12'  |       |      | x          |            |
| Unfinished Floor:          | 0            | Main  | Pantry          | 7' x 5'    |       |      | x          |            |
| Grand Total:               | 2,709sq. 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: <b>None</b>      | Manuf Type:           | Registered in MHR?: | PAD Rental: |
| Basement: <b>None</b>   | MHR#:                 | CSA/BCE:            | Maint. Fee: |
| Crawl/Bsmt. Height:     | # of Levels: <b>2</b> | ByLaw Restrictions: |             |
| # of Kitchens: <b>1</b> | # of Rooms: <b>13</b> |                     |             |

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. Features 18' high ceiling in entry, 4 Bedroom, 3 full bathroom, Flex room over garage, 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: <b>\$1,888,000</b> |
| Meas. Type: <b>Feet</b>  | Bedrooms: <b>5</b>                  | Approx. Year Built: <b>1997</b>    |
| Frontage(feet): <b>65.00</b>   | Bathrooms: <b>4</b>                 | Age: <b>29</b>                     |
| Frontage(metres): <b>19.81</b>   | Full Baths: <b>4</b>                | Zoning: <b>RS1</b>                 |
| Depth / Size: <b>95</b>  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$6,090.44</b>     |
| Lot Area (sq.ft.): <b>6,175.00</b>   | Rear Yard Exp: <b>West</b>          | For Tax Year: <b>2025</b>          |
| Lot Area (acres): <b>0.14</b>  | P.I.D.: <b>023-719-729</b>          | Tax Inc. Utilities?:               |
| Flood Plain:   | Tour:                               |                                    |
| View: :  |                                     |                                    |
| Complex/Subdiv:  |                                     |                                    |
| First Nation Reserve:  |                                     |                                    |
| Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                    |

|  |   |
|--|---|
| Style of Home: <b>2 Storey</b>             | Total Parking: <b>6</b> Covered Parking: <b>2</b> Parking Access:       |
| Construction: <b>Frame - Wood</b>          | Parking: <b>Garage; Double</b>  |
| Exterior: <b>Stucco</b>                    | Driveway Finish: <b>Concrete</b>  |
| Foundation: <b>Concrete Perimeter</b>      | Dist. to Public Transit: <b>Close</b> Dist. to School Bus: <b>Close</b> |
| Renovations:                               | Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year:        |
| # of Fireplaces: <b>2</b> R.I. Fireplaces: | Property Disc.: <b>No</b>   |
| Fireplace Fuel: <b>Natural Gas</b>         | Fixtures Leased: <b>No</b> :  |
| Fuel/Heating: <b>Natural Gas, Radiant</b>  | Fixtures Rmvd: :  |
| Outdoor Area: <b>Fenced Yard</b>           | Floor Finish:   |
| Type of Roof: <b>Tile - Concrete</b>       |   |

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' x 14'  |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2): | 0            | Main  | Dining Room     | 17' x 13'  |       |      | x          | Main 4     |
| Finished Floor (Below):    | 0            | Main  | Kitchen         | 14' x 10'  |       |      | x          | Above 5    |
| Finished Floor (Basement): | 0            | Main  | Family Room     | 16' x 14'  |       |      | x          | Above 4    |
| Finished Floor (Total):    | 3,303sq. ft. | Main  | Den             | 14' x 12'  |       |      | x          | Above 4    |
| Unfinished Floor:          | 0            | Main  | Bedroom         | 12' x 9'   |       |      | x          |            |
| Grand Total:               | 3,303sq. ft. | Main  | Foyer           | 12' x 11'  |       |      | x          |            |
| Flr Area (Det'd 2nd Res):  | sq. ft.      | Main  | Kitchen         | 9' x 6'    |       |      | x          |            |
| Suite:                     |              | Above | Primary Bedroom | 17' x 17'  |       |      | x          |            |
| Basement:None              |              | Above | Bedroom         | 16' x 14'  |       |      | x          |            |
|                            |              | Above | Bedroom         | 14' x 12'  |       |      | x          |            |
|                            |              | Above | Bedroom         | 16' x 11'  |       |      | x          |            |
|                            |              | Above | Recreation Room | 14' x 12'  |       |      | x          |            |

|   |                     |                     |             |
|---|---------------------|---------------------|-------------|
| Crawl/Bsmt. Height: # of Levels: <b>2</b>     | Manuf Type:         | Registered in MHR?: | PAD Rental: |
| # of Kitchens: <b>2</b> # of Rooms: <b>13</b> | 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 Tuesday Dec 16th 12:00noon - 1:00pm!**



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**Active**  
**R3066775**  
Board: V  
House/Single Family

## 4000 FISHER DRIVE

Richmond  
West Cambie  
V6X 3S4

Residential Detached

**\$1,890,000** (LP)

(SP)



|   |                                     |                                    |
|---|-------------------------------------|------------------------------------|
| Sold Date:  | If new, GST/HST inc?:               | Original Price: <b>\$1,925,000</b> |
| Meas. Type: <b>Feet</b>   | Bedrooms: <b>6</b>                  | Approx. Year Built: <b>1991</b>    |
| Frontage(feet): <b>0.00</b>   | Bathrooms: <b>5</b>                 | Age: <b>35</b>                     |
| Frontage(metres):   | Full Baths: <b>4</b>                | Zoning: <b>RS1/B</b>               |
| Depth / Size:   | Half Baths: <b>1</b>                | Gross Taxes: <b>\$5,889.24</b>     |
| Lot Area (sq.ft.): <b>6,220.00</b>                                    | Rear Yard Exp: <b>North</b>         | For Tax Year: <b>2025</b>          |
| Lot Area (acres): <b>0.14</b>   | P.I.D.: <b>015-500-675</b>          | Tax Inc. Utilities?: <b>No</b>     |
| Flood Plain:  | Tour:                               |                                    |
| View: :   |                                     |                                    |
| Complex/Subdiv:   |                                     |                                    |
| First Nation Reserve:   |                                     |                                    |
| Services Connected: <b>Community, Electricity, Natural Gas, Water</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>                                     | Water Supply: <b>City/Municipal</b> |                                    |

|   |  |                                  |                              |
|---|--|----------------------------------|------------------------------|
| Style of Home: <b>2 Storey</b>            | Total Parking: <b>4</b>                            | Covered Parking: <b>2</b>        | Parking Access: <b>Front</b> |
| Construction: <b>Frame - Wood</b>         | Parking: <b>Garage; Double</b>                     |                                  |                              |
| Exterior: <b>Stucco</b>                   | Driveway Finish:                                   |                                  |                              |
| Foundation: <b>Concrete Slab</b>          | Dist. to Public Transit: <b>NEAR</b>               | Dist. to School Bus: <b>NEAR</b> |                              |
| Renovations: <b>Partly</b>                | Title to Land: <b>Freehold NonStrata</b>           | Land Lease Expiry Year:          |                              |
| # of Fireplaces: <b>1</b>                 | Property Disc.: <b>Yes</b>                         |                                  |                              |
| R.I. Fireplaces:                          | Fixtures Leased: <b>No</b>                         |                                  |                              |
| Fireplace Fuel: <b>Other</b>              | Fixtures Rmvd: <b>No</b>                           |                                  |                              |
| Fuel/Heating: <b>Baseboard, Hot Water</b> | Floor Finish: <b>Laminate, Mixed, Tile, Carpet</b> |                                  |                              |
| Outdoor Area: <b>Fenced Yard</b>          |  |                                  |                              |
| Type of Roof: <b>Asphalt</b>              |  |                                  |                              |

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           | Above | Bedroom | 15'0 x 13'7 | Floor #Pcs |
| Finished Floor (AbvMain2): | 0            | Main       | Living Room     |       |         | x           | Main 2     |
| Finished Floor (Below):    | 0            | Main       | Family Room     |       |         | x           | Above 3    |
| Finished Floor (Basement): | 0            | Main       | Kitchen         |       |         | x           | Main 3     |
| Finished Floor (Total):    | 3,375sq. ft. | Main       | Dining Room     |       |         | x           | Above 5    |
| Unfinished Floor:          | 0            | Main       | Wok Kitchen     |       |         | x           | Above 3    |
| Grand Total:               | 3,375sq. ft. | Main       | Flex Room       |       |         | x           |            |
| Flr Area (Det'd 2nd Res):  | sq. ft.      | Main       | Bedroom         |       |         | x           |            |
| Suite: <b>None</b>         |              | Above      | Primary Bedroom |       |         | x           |            |
| Basement: <b>None</b>      |              | Above      | Walk-In Closet  |       |         | x           |            |
|                            |              | Above      | Bedroom         |       |         | x           |            |
|                            |              | Above      | Bedroom         |       |         | x           |            |
|                            |              | Above      | Bedroom         |       |         | x           |            |

|                         |                       |                     |                     |             |
|-------------------------|-----------------------|---------------------|---------------------|-------------|
| Crawl/Bsmt. Height:     | # of Levels: <b>2</b> | Manuf Type:         | Registered in MHR?: | PAD Rental: |
| # of Kitchens: <b>2</b> | # of Rooms: <b>14</b> | 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! Open House Sunday December 14, 2-4PM**



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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: <b>\$2,750,000</b> |
| Meas. Type: <b>Feet</b>            | Bedrooms: <b>4</b>  | Approx. Year Built: <b>2016</b>    |
| Frontage(feet): <b>66.00</b>       | Bathrooms: <b>6</b>   | Age: <b>10</b>                     |
| Frontage(metres): <b>20.12</b>     | Full Baths: <b>5</b>  | Zoning: <b>RS1/E</b>               |
| Depth / Size: <b>110</b>           | Half Baths: <b>1</b>  | Gross Taxes: <b>\$10,505.69</b>    |
| Lot Area (sq.ft.): <b>7,260.00</b> | Rear Yard Exp:  | For Tax Year: <b>2025</b>          |
| Lot Area (acres): <b>0.17</b>      | P.I.D.: <b>004-065-085</b>  | Tax Inc. Utilities?:               |
| Flood Plain:                       |   | Tour:                              |
| View: :                            |   |                                    |
| Complex/Subdiv:                    |   |                                    |
| First Nation Reserve:              |   |                                    |
| Services Connected:                | <b>Community, Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b>                               |                                    |

|  |                                |  |                      |
|--|--------------------------------|--|----------------------|
| Style of Home: <b>2 Storey</b>             | Total Parking: <b>4</b>        | Covered Parking: <b>3</b>                            | Parking Access:      |
| Construction: <b>Frame - Wood</b>          | Parking: <b>Garage; Triple</b> |  |                      |
| Exterior: <b>Mixed, Stucco</b>             | Driveway Finish:               |  |                      |
| Foundation: <b>Concrete Perimeter</b>      | Dist. to Public Transit:       |  | Dist. to School Bus: |
| Renovations:                               | Reno. Year:                    | Title to Land: <b>Freehold NonStrata</b>             |                      |
| # of Fireplaces: <b>1</b>                  | R.I. Fireplaces:               | Property Disc.: <b>Yes</b>                           |                      |
| Fireplace Fuel: <b>Natural Gas</b>         | Rain Screen:                   | Fixtures Leased: <b>No</b> :                         |                      |
| Fuel/Heating: <b>Radiant</b>               | Metered Water:                 | Fixtures Rmvd: <b>No</b> :                           |                      |
| Outdoor Area: <b>Fenced Yard, Patio(s)</b> | R.I. Plumbing:                 | Floor Finish: <b>Hardwood, Mixed, Softwood, Tile</b> |                      |
| Type of Roof: <b>Asphalt</b>               |                                |  |                      |

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    |
| Finished Floor (Total):    | 3,420sq. ft. | Main  | Wok Kitchen     | 11' x 6'2"     |       |         | x          | Above 3    |
| Unfinished Floor:          | 0            | Main  | Den             | 11'6" x 9'4"   |       |         | x          | Above 3    |
| Grand Total:               | 3,420sq. ft. | Main  | Nook            | 14' x 10'4"    |       |         | x          | Above 3    |
| Flr Area (Det'd 2nd Res):  | sq. ft.      | Main  | Family Room     | 16' x 12'4"    |       |         | x          |            |
| Suite:                     |              | Main  | Media Room      | 20' x 11'6"    |       |         | x          |            |
| Basement:None              |              | Main  | Steam Room      | 5' x 4'6"      |       |         | x          |            |
|                            |              | Above | Primary Bedroom | 15'6" x 13'    |       |         | x          |            |
|                            |              | Above | Walk-In Closet  | 8'8" x 7'10"   |       |         | x          |            |
|                            |              | Above | Bedroom         | 12'4" x 12'    |       |         | x          |            |

|                         |                       |                     |                     |             |
|-------------------------|-----------------------|---------------------|---------------------|-------------|
| Crawl/Bsmt. Height:     | # of Levels: <b>2</b> | Manuf Type:         | Registered in MHR?: | PAD Rental: |
| # of Kitchens: <b>2</b> | # of Rooms: <b>15</b> | MHR#:               | CSA/BCE:            | Maint. Fee: |
|                         |                       | 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**  
**R3074742**  
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: <b>\$6,800,000</b>  |
| Meas. Type: <b>Feet</b>         | Bedrooms: <b>6</b>   | Approx. Year Built: <b>1996</b>     |
| Frontage(feet): <b>400.00</b>   | Bathrooms: <b>7</b>  | Age: <b>30</b>                      |
| Frontage(metres): <b>121.92</b> | Full Baths: <b>6</b>   | Zoning: <b>AG1</b>                  |
| Depth / Size:                   | Half Baths: <b>1</b>   | Gross Taxes: <b>\$15,541.35</b>     |
| Lot Area (sq.ft.): <b>0.00</b>  | Rear Yard Exp:   | For Tax Year: <b>2024</b>           |
| Lot Area (acres): <b>9.07</b>   | P.I.D.: <b>003-490-661</b>   | Tax Inc. Utilities?: <b>No</b>      |
| Flood Plain:                    | View: :  | Tour:                               |
| Complex/Subdiv:                 | Services Connected: <b>Electricity, Natural Gas, Septic, Water</b> |                                     |
| First Nation Reserve:           | Sewer Type: <b>Septic</b>  | Water Supply: <b>City/Municipal</b> |

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Triple, RV Parking Avail., Visitor Parking**  
Driveway Finish:  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

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:

Property Disc.: **Yes**  
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     | 20'0 x 26' | Main  | Eating Area | 12' x 30'  | Floor #Pcs |
| Finished Floor (AbvMain2): | 0              | Main  | Kitchen         | 20' x 30'  |       |             | x          | Main 2     |
| Finished Floor (Below):    | 0              | Main  | Family Room     | 20' x 30'  |       |             | x          | Main 4     |
| Finished Floor (Basement): | 0              | Main  | Recreation Room | 30' x 65'  |       |             | x          | Above 7    |
| Finished Floor (Total):    | 16,289 sq. ft. | Main  | Den             | 17' x 26'  |       |             | x          | Main 4     |
| Unfinished Floor:          | 0              | Main  | Bedroom         | 16' x 20'  |       |             | x          | Main 4     |
| Grand Total:               | 16,289 sq. ft. | Main  | Bedroom         | 11' x 13'  |       |             | x          | Main 4     |
| Flr Area (Det'd 2nd Res):  | sq. ft.        | Above | Primary Bedroom | 22' x 40'  |       |             | x          | Above 4    |
|                            |                | Above | Bedroom         | 20' x 23'  |       |             | x          |            |
|                            |                | Above | Bedroom         | 20' x 23'  |       |             | x          |            |
|                            |                | Above | Bedroom         | 20' x 23'  |       |             | x          |            |
|                            |                | Above | Family Room     | 19' x 20'  |       |             | x          |            |
|                            |                | Above | Recreation Room | 16' x 32'  |       |             | x          |            |

Suite:  
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **14**

Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

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

**Court order sale! 16,000+ sq ft with 6 bedroom and 7 bath custom executive home on 9.07 acres. Perfect for entertaining. Portecochere, 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, refraction pool, fish pond and many more. Property is in excellent condition but sold as is. Open house on Sunday January 4, 2-4pm.**