



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
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Active
R2993378
Board: V
House/Single Family

7760 WATERTON DRIVE

Richmond
Broadmoor
V7A 4G4

Residential Detached

\$1,849,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,899,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1974
Frontage(feet): 67.00	Bathrooms: 4	Age: 51
Frontage(metres): 20.42	Full Baths: 3	Zoning: RES
Depth / Size: 118	Half Baths: 1	Gross Taxes: \$6,327.69
Lot Area (sq.ft.): 7,933.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.18	P.I.D.: 003-675-076	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
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**
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:

Legal: **LOT 283, BLOCK 4N, PLAN NWP43663, SECTION 32, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert**

Finished Floor (Main):	1,184	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,281	Main	Living Room	17'0 x 16'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'3 x 9'0			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	13'0 x 10'4			x	Above 3
Finished Floor (Basement):	0	Main	Eating Area	13'0 x 10'0			x	Above 3
Finished Floor (Total):	2,465 sq. ft.	Main	Bedroom	13'0 x 9'2			x	Above 3
Unfinished Floor:	0	Main	Foyer	11'0 x 10'4			x	
Grand Total:	2,465 sq. ft.	Main	Storage	11'0 x 6'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'0 x 13'0			x	
		Above	Bedroom	12'0 x 9'2			x	
		Above	Bedroom	11'0 x 10'0			x	
		Above	Bedroom	15'0 x 14'0			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: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

RE/MAX Crest Realty

COURT ORDER SALE! PRICED AT \$250K BELOW ASSESSMENT VALUE. This functional 5-bedroom, 4-bathroom residence is nestled on a generous 7,933 sq. ft. lot in most sought-after "Shangri-La." neighborhood. Originally built by German builder, with cherry tree and lush green back yard. Natural light floods the space through new double-glazed windows, fully upgraded bathrooms with new fixtures, upgraded security cameras. Comes with 1 bedroom mortgage helper. 3 sets of laundries. Lots of potential. Conveniently located within walking distance to Maple Lane Elementary and London-Steveston Secondary, close to shopping and transit. Hold or build your new home.



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Active
R3021964
Board: V
House/Single Family

23131 WESTMINSTER HIGHWAY

Richmond
Hamilton RI
V6V 1B9

Residential Detached

\$2,099,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,099,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1945
Frontage(feet): 0.00	Bathrooms: 1	Age: 80
Frontage(metres):	Full Baths: 1	Zoning: RSM/XL
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,377.14
Lot Area (sq.ft.): 21,781.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.50	P.I.D.: 002-269-309	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 4	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: DetachedGrge/ Carport, Open		
Exterior: Mixed, Vinyl, Wood	Driveway Finish: Gravel		
Foundation: Concrete Perimeter	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 0	R.I. Fireplaces:		
Fireplace Fuel:	Rain Screen: No	Fixtures Leased: No :SOLD AS IS WHERE IS AT TIME OF POSSESSION	
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Fenced Yard	R.I. Plumbing: No	Fixtures Rmvd: No :SOLD AS IS WHERE IS AT TIME OF POSSESSION	
Type of Roof: Wood	Floor Finish: Hardwood, Wall/Wall/Mixed		

Legal: **LOT 16 SECTION 36 BLOCK 5 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT PLAN 8421**

Amenities:

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

Features:

Finished Floor (Main):	1,050	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'7" x 11'8"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8' x 7'10"			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	12'9" x 12'			x	
Finished Floor (Basement):	0	Main	Laundry	5'8" x 3'7"			x	
Finished Floor (Total):	1,050sq. ft.	Main	Primary Bedroom	16' x 14'8"			x	
Unfinished Floor:	0	Main	Den	11' x 9'			x	
Grand Total:	1,050sq. ft.	Main	Bedroom	10'8" x 9'10"			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage West Real Estate Services**

Opportunity awaits- Large lot to buy now and hold or purchase the neighbouring ones for a land assembly for redevelopment. City maps show existing zoning is RSM/XL for up to 6 units but there is opportunity for redevelopment to townhomes.



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Active
R2912549
Board: V
House/Single Family

7640 FRANCIS ROAD

Richmond
Broadmoor
V6Y 1A2

Residential Detached

\$4,650,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$7,400,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1955
Frontage(feet): 66.00	Bathrooms: 1	Age: 70
Frontage(metres): 20.12	Full Baths: 1	Zoning: RSM/L
Depth / Size: 329	Half Baths: 0	Gross Taxes: \$14,664.58
Lot Area (sq.ft.): 21,753.86	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.50	P.I.D.: 009-492-534	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 1/2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Other**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 5, BLOCK 4N, PLAN NWP11272, SECTION 29, RANGE 6W, NEW WESTMINSTER LAND DISTRICT **DOUBLE EXPOSURE COMMERCIAL C8062032****

Amenities:

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

Features:

Finished Floor (Main):	930	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	613	Main	Living Room	16' x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 10'			x	Above 3
Finished Floor (Below):	0	Main	Dining Room	10' x 10'			x	
Finished Floor (Basement):	0	Above	Primary Bedroom	12' x 12'			x	
Finished Floor (Total):	1,543sq. ft.	Above	Bedroom	10' x 10'			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,543sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			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: 5	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Century 21 Creekside Realty (Luckakuck)**

Prime Development Opportunity! This nearly half-acre parcel offers exceptional potential for redevelopment. Conveniently located in the highly soughtafter Broadmoor neighbourhood in Richmond, BC. This area offers plenty of green spaces, schools, shopping centres, restaurants and provides easy access to the Arthur Lang and Oak Street bridges to Vancouver and Hwy #99 South. The City will support a 50-unit, 100% market rental apartment building.