



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
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**Active**  
**R3052869**  
Board: V  
House/Single Family

**11880 AZTEC STREET**

Richmond  
East Cambie  
V6X 1H8

Residential Detached

**\$1,888,000** (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>28</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: **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: Thursday Oct 30th 12:00 - 1:00pm.**



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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>9</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: **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: <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>29</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:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Septic, Water</b>	
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

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'			x	Main	2
Finished Floor (Below):	0	Main	Eating Area	12' x 30'			x	Main	4
Finished Floor (Basement):	0	Main	Family Room	20' x 30'			x	Above	7
Finished Floor (Total):	16,289sq. ft.	Main	Recreation Room	30' x 65'			x	Main	4
Unfinished Floor:	0	Main	Den	17' x 26'			x	Main	4
Grand Total:	16,289sq. ft.	Main	Bedroom	16' x 20'			x	Main	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11' x 13'			x	Above	4
Suite:		Above	Primary Bedroom	22' x 40'			x		
Basement:None		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		
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.**

**Court order sale! 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". Showing on Sunday October 26, from 11am to 3pm.**