



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

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3021964**  
Board: V  
House/Single Family

**23131 WESTMINSTER HIGHWAY**

Richmond  
Hamilton RI  
V6V 1B9

Residential Detached

**\$1,799,000** (LP)

(SP)



|                                                                    |                                     |                                    |
|--------------------------------------------------------------------|-------------------------------------|------------------------------------|
| Sold Date:                                                         | If new, GST/HST inc?:               | Original Price: <b>\$2,099,000</b> |
| Meas. Type: <b>Feet</b>                                            | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>1945</b>    |
| Frontage(feet): <b>0.00</b>                                        | Bathrooms: <b>1</b>                 | Age: <b>80</b>                     |
| Frontage(metres):                                                  | Full Baths: <b>1</b>                | Zoning: <b>RSM/XL</b>              |
| Depth / Size:                                                      | Half Baths: <b>0</b>                | Gross Taxes: <b>\$8,377.14</b>     |
| Lot Area (sq.ft.): <b>21,781.00</b>                                | Rear Yard Exp: <b>North</b>         | For Tax Year: <b>2025</b>          |
| Lot Area (acres): <b>0.50</b>                                      | P.I.D.: <b>002-269-309</b>          | Tax Inc. Utilities?:               |
| Flood Plain:                                                       | Tour:                               |                                    |
| View: <b>No :</b>                                                  |                                     |                                    |
| 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: <b>1 Storey, Rancher/Bungalow</b> | Total Parking: <b>4</b>                        | Covered Parking: <b>1</b>                                             | Parking Access: <b>Front</b> |
| Construction: <b>Frame - Wood</b>                | Parking: <b>DetachedGrge/ Carport, Open</b>    |                                                                       |                              |
| Exterior: <b>Mixed, Vinyl, Wood</b>              | Driveway Finish: <b>Gravel</b>                 |                                                                       |                              |
| Foundation: <b>Concrete Perimeter</b>            | Dist. to Public Transit: <b>CLOSE</b>          | Dist. to School Bus: <b>CLOSE</b>                                     |                              |
|                                                  | Title to Land: <b>Freehold NonStrata</b>       | Land Lease Expiry Year:                                               |                              |
| Renovations:                                     | Property Disc.: <b>No</b>                      |                                                                       |                              |
| # of Fireplaces: <b>0</b>                        | R.I. Fireplaces:                               |                                                                       |                              |
| Fireplace Fuel:                                  | Rain Screen: <b>No</b>                         | Fixtures Leased: <b>No :SOLD AS IS WHERE IS AT TIME OF POSSESSION</b> |                              |
| Fuel/Heating: <b>Forced Air, Natural Gas</b>     | Metered Water:                                 |                                                                       |                              |
| Outdoor Area: <b>Fenced Yard</b>                 | R.I. Plumbing: <b>No</b>                       | Fixtures Rmvd: <b>No :SOLD AS IS WHERE IS AT TIME OF POSSESSION</b>   |                              |
| Type of Roof: <b>Wood</b>                        | Floor Finish: <b>Hardwood, Wall/Wall/Mixed</b> |                                                                       |                              |

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: <b>None</b>         |                       |                     |                     | x             |       |      | x          |            |
| Basement: <b>None</b>      |                       |                     |                     | x             |       |      | x          |            |
| Crawl/Bsmt. Height:        | # of Levels: <b>1</b> | Manuf Type:         | Registered in MHR?: | PAD Rental:   |       |      |            |            |
| # of Kitchens: <b>1</b>    | # of Rooms: <b>7</b>  | 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**  
**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: <b>\$1,899,000</b> |
| Meas. Type: <b>Feet</b>                                  | Bedrooms: <b>5</b>                  | Approx. Year Built: <b>1974</b>    |
| Frontage(feet): <b>67.00</b>                             | Bathrooms: <b>4</b>                 | Age: <b>51</b>                     |
| Frontage(metres): <b>20.42</b>                           | Full Baths: <b>3</b>                | Zoning: <b>RES</b>                 |
| Depth / Size: <b>118</b>                                 | Half Baths: <b>1</b>                | Gross Taxes: <b>\$6,327.69</b>     |
| Lot Area (sq.ft.): <b>7,933.00</b>                       | Rear Yard Exp:                      | For Tax Year: <b>2024</b>          |
| Lot Area (acres): <b>0.18</b>                            | P.I.D.: <b>003-675-076</b>          | Tax Inc. Utilities?: <b>No</b>     |
| Flood Plain:                                             |                                     | Tour:                              |
| View: :                                                  |                                     |                                    |
| Complex/Subdiv:                                          |                                     |                                    |
| First Nation Reserve:                                    |                                     |                                    |
| Services Connected: <b>Community, Natural Gas, 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: **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**  
**R3030902**  
Board: V  
House/Single Family

**7200 AFTON DRIVE**

Richmond  
Broadmoor  
V7A 1A1

Residential Detached

**\$1,888,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,888,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1959**  
Frontage(feet): **131.00** Bathrooms: **1** Age: **66**  
Frontage(metres): **39.93** Full Baths: **1** Zoning: **RSM/L**  
Depth / Size: **68** Half Baths: **0** Gross Taxes: **\$5,367.14**  
Lot Area (sq.ft.): **8,210.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.19** P.I.D.: **010-218-912** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: Water Supply: **City/Municipal**

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

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: Parking Access:  
Parking: **Open**  
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 :SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Fixtures Rmvd: **:SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Floor Finish:

Legal: **LOT 8, BLOCK 4N, PLAN NWP16786, SECTION 29, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, BLK H**

Amenities: **None**

Site Influences:  
Features:

|                                              |              |                     |                 |                     |       |             |            |           |      |
|----------------------------------------------|--------------|---------------------|-----------------|---------------------|-------|-------------|------------|-----------|------|
| Finished Floor (Main):                       | 1,328        | Floor               | Type            | Dimensions          | Floor | Type        | Dimensions | Bathrooms |      |
| Finished Floor (Above):                      | 0            | Main                | Living Room     | 15'0 x13'0          |       |             | x          | Floor     | #Pcs |
| Finished Floor (AbvMain2):                   | 0            | Main                | Kitchen         | 15'0 x10'0          |       |             | x          | Main      | 3    |
| Finished Floor (Below):                      | 0            | Main                | Primary Bedroom | 12'0 x10'0          |       |             | x          |           |      |
| Finished Floor (Basement):                   | 0            | Main                | Bedroom         | 10'0 x8'0           |       |             | x          |           |      |
|                                              |              | Main                | Bedroom         | 10'0 x8'0           |       |             | x          |           |      |
| Finished Floor (Total):                      | 1,328sq. ft. |                     |                 | x                   |       |             | x          |           |      |
| Unfinished Floor:                            | 0            |                     |                 | x                   |       |             | x          |           |      |
| Grand Total:                                 | 1,328sq. ft. |                     |                 | x                   |       |             | x          |           |      |
|                                              |              |                     |                 | x                   |       |             | x          |           |      |
| Flr Area (Det'd 2nd Res):                    | sq. ft.      |                     |                 | x                   |       |             | x          |           |      |
|                                              |              |                     |                 | x                   |       |             | x          |           |      |
| Suite: <b>None</b>                           |              |                     |                 | x                   |       |             | x          |           |      |
| Basement: <b>None</b>                        |              |                     |                 | x                   |       |             | x          |           |      |
| Crawl/Bsmt. Height: # of Levels: <b>1</b>    |              | Manuf Type:         |                 | Registered in MHR?: |       | PAD Rental: |            |           |      |
| # of Kitchens: <b>1</b> # of Rooms: <b>5</b> |              | MHR#:               |                 | CSA/BCE:            |       | Maint. Fee: |            |           |      |
|                                              |              | ByLaw Restrictions: |                 |                     |       |             |            |           |      |

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

**Build or Invest Alert! Rare opportunity on a quiet street in Richmond's prestigious Broadmoor neighbourhood. Mostly land value – 8,210 sq.ft. lot with back lane access offers excellent potential to build your dream home or hold as an investment. Walking distance to public transit, Broadmoor Shopping Centre, and South Arm Community Centre. School catchments: Errington Elementary & Steveston-London Secondary. Court Ordered Sale – property sold as-is, where-is.**



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

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 easyaccess 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.**