



Presented by:

**Thane Lanz**

Keller Williams Black Diamond

Phone: 604-765-1490

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vancouverinvestor@gmail.com

**Active**  
**R2178361**Board: F  
House/Single Family**11480 95A AVENUE**N. Delta  
Annieville  
V4C 3V5

Residential Detached

**\$775,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>65.00</b>	Original Price: <b>\$829,800</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1958</b>
Depth / Size: <b>115</b>	Bathrooms:	<b>2</b>	Age: <b>59</b>
Lot Area (sq.ft.): <b>7,475.00</b>	Full Baths:	<b>2</b>	Zoning: <b>CD331</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,208.77</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>001-641-450</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **1** Parking Access:  
 Parking: **Add. Parking Avail., Carport; Single, Open**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **Yes: As is where is condition on possession**  
 Floor Finish:

Legal: **PL 18302 LT 15 BLK 125 DL 440 LD 36 GROUP 2.**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 16'5	Bsmt	Other	12'9 x 13'6			x
Main	Kitchen	9'6 x 17'2	Bsmt	Laundry	7' x 9'8			x
Main	Dining Room	8' x 8'			x			x
Main	Family Room	23'7 x 10'4			x			x
Main	Master Bedroom	11'8 x 10'9			x			x
Main	Bedroom	8'8 x 10'5			x			x
Main	Bedroom	7'7 x 10'2			x			x
Bsmt	Recreation	13'3 x 17'9			x			x
Bsmt	Bedroom	13'2 x 7'7			x			
Bsmt	Other	13' x 7'8			x			

Finished Floor (Main): **1,485**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,168**  
 Finished Floor (Total): **2,653 sq. ft.**  
 Unfinished Floor: **122**  
 Grand Total: **2,775 sq. ft.**

# of Rooms: **12**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **1** Beds not in Basement: **3**  
 Basement: **Partly Finished**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Above</b>	<b>4</b>	<b>No</b>
2	<b>Bsmt</b>	<b>4</b>	<b>No</b>
3			
4			
5			
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

Listing Broker(s): **Johnston Meier Ins & Realty**

**Large basement home in North Delta. 3 bedrooms, a living room plus a family room on the upper level and suite potential downstairs. The home has some updated vinyl windows and a newer hot water tank. Situated on a large lot with a south facing backyard. Very quiet neighbourhood close to parks and schools. Call now for your private tour. All measurements are approximate and should be verified if important.**



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**Active**  
**R2188448**Board: F  
House/Single Family**8064 112 STREET**

N. Delta

Scottsdale

V4C 4W3

Residential Detached

**\$779,900** (LP)

(SP)



Sold Date: Frontage (feet): **1,781.4** Original Price: **\$779,900**  
 Meas. Type: **Metres** Bedrooms: **4** Approx. Year Built: **1967**  
 Depth / Size: Bathrooms: **2** Age: **50**  
 Lot Area (sq.ft.): **5,843.00** Full Baths: **1** Zoning: **RS1**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$2,688.97**  
 Rear Yard Exp: **East** For Tax Year: **2016**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **010-501-461**  
 Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Storm Sewer**

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **3** Covered Parking:  
 Parking: **Open, RV Parking Avail.**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**

Parking Access:  
 Dist. to School Bus:

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Mixed**

Legal: **PL 19390 LT 4 LD 36 SEC 25 TWP 4**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>12'6" x 16'6"</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>8'4" x 9'10"</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Eating Area</b>	<b>7' x 5'6"</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>7' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 8'6"</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>9' x 11'3"</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>12'6" x 10'</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Bedroom</b>	<b>9' x 11'</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Recreation</b>	<b>12' x 23'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main):	<b>1,001</b>	# of Rooms:	<b>9</b>	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>		<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Bsmt</b>	<b>2</b>		<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>975</b>	Suite:	<b>None</b>	3						Pool:
Finished Floor (Total):	<b>1,976 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b>	Beds not in Basement: <b>3</b>	5						Door Height:
Grand Total:	<b>1,976 sq. ft.</b>	Basement: <b>Full, Partly Finished</b>		6						
				7						
				8						

Listing Broker(s): **Macdonald Realty (Surrey/152)**

**Great location to schools, Sungod recreation facilities, shopping and transit. Basement is half finished and awaits your ideas. Home needs a total upgrade, although solid structure. Great connections with transit as well. Hardwood floors under carpets.**



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**Active**  
**R2207453**Board: V  
House/Single Family**4726 CEDAR TREE LANE**Ladner  
Delta Manor  
V4K 4G6

Residential Detached

**\$799,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$799,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1984</b>
Depth / Size: <b>0.00</b>	Bathrooms:	<b>3</b>	Age: <b>33</b>
Lot Area (sq.ft.): <b>3,369.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RM3</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,353.53</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>000-527-963</b>
			Tour: <b>Virtual Tour URL</b>

View: :

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Carpport; Multiple**

Dist. to Public Transit:  
 Title to Land: **Freehold Strata** Dist. to School Bus:

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:

Legal: **PL NWS1778 LT 26 DL 116 LD 36 GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **None**Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'2 x 11'6	Above	Walk-In Closet	9'2 x 4'11			x
Main	Kitchen	11'6 x 11'7			x			x
Main	Family Room	9'5 x 11'3			x			x
Main	Dining Room	11'6 x 11'7			x			x
Main	Laundry	5'3 x 6'0			x			x
Main	Foyer	6'7 x 7'1			x			x
Above	Flex Room	9'6 x 7'2			x			x
Above	Master Bedroom	11'5 x 15'4			x			x
Above	Bedroom	8'7 x 11'0			x			
Above	Bedroom	11'6 x 11'10			x			

Finished Floor (Main): **874**  
 Finished Floor (Above): **874**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,748 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,748 sq. ft.**

# of Rooms: **11**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **3**  
 Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	No
3	Above	4	Yes
4			
5			
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

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

**Hot Hot Hot! Fully detached single family home in Ladner's desirable Cedar Tree Lane Estates! Offering over 1700 sq.ft, this 3 bedroom, 3 bathroom residence sits in a quiet, family-friendly cul-de-sac and features a private, fenced backyard. Traditional layout with living, family & dining rooms downstairs with 3 bedrooms up and a covered double carport. Walking distance to schools, parks, Ladner Village, recreation, transit and many amenities and services. Act fast! Priced to Sell!**



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**Active**  
**R2186391**Board: F  
House/Single Family**9214 BARNES ROAD**N. Delta  
Annieville  
V4C 4V1

Residential Detached

**\$875,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$875,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1979</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>38</b>
Lot Area (sq.ft.): <b>9,078.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,278.23</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>005-373-859</b>
			Tour:

View: **Yes: Burnaby Mountains**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 Storey**  
 Construction: **Concrete Frame**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:

Legal: **PL 73002 LT 19 DL 15 LD 36**Amenities: **None**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>18'2" x 13'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>10' x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>18' x 9'6"</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Family Room</b>	<b>11'8" x 18'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>13'4" x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>13' x 9'7"</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>9' x 10'5"</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Foyer</b>	<b>9' x 12'2"</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Recreation</b>	<b>12'6" x 18'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main):	<b>1,699</b>	# of Rooms:	<b>9</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>		<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>4</b>		<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,066</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>2,765 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Part</b>		6					
Grand Total:	<b>2,765 sq. ft.</b>			7					
				8					

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

**If you wait on this one, you're going to regret it! With million dollar views, in the heart of beautiful Annieville located in North Delta, you will find this amazing 3 bed, 2 bath home with over 9,000 sqft of lot, ideal for a fixer upper or to build your dream home! Very large unfinished basement, waiting for your ideas! Walking distance to school, transit and all amenities. Come by and take a look!! All offers must be Subject to Probate.**





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**Active**  
**R2202975**Board: V  
House/Single Family**4857 42A AVENUE**Ladner  
Ladner Elementary  
V4K 1A3

Residential Detached

**\$949,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>70.00</b>	Original Price: <b>\$989,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1969</b>
Depth / Size: <b>105</b>	Bathrooms:	<b>2</b>	Age: <b>48</b>
Lot Area (sq.ft.): <b>7,373.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,696.09</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>006-985-491</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Aluminum**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcony(s), Fenced Yard**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Single**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL 33903 LD 36 244 DL 155 GP 2 PL 33903**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby**  
 Features: **Fireplace Insert, Jetted Bathtub, Refrigerator, Stove, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 15'8	Below	Den	9'10 x 10'			x
Main	Dining Room	10'6 x 11'	Below	Laundry	14'8 x 7'3			x
Main	Kitchen	14'4 x 17'6	Below	Mud Room	13' x 7'6			x
Main	Bedroom	11'8 x 9'2	Below	Wine Room	11' x 7'6			x
Main	Bedroom	10'2 x 10'	Below	Storage	6' x 7'6			x
Main	Games Room	23'8 x 13'	Below	Other	7'9 x 15'4			x
Main	Master Bedroom	13' x 11'			x			x
Main	Foyer	5' x 6'6			x			x
Below	Family Room	13' x 17'			x			
Below	Bedroom	9'7 x 11'2			x			

Finished Floor (Main): **1,478**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,166**  
 Finished Floor (Total): **2,644 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,644 sq. ft.**

# of Rooms: **16**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **4**  
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>4</b>	<b>No</b>
2	<b>Below</b>	<b>3</b>	<b>No</b>
3			
4			
5			
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz: **24 x 13**  
 Door Height:

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

**Welcome ! This great family home is a short walk to Ladner Elementary ( french Immersion) and Cromie park too. With huge square footage and a new furnace it awaits your finishing touches. The main floor features 3 large bedrooms, generous country kitchen with eating area and door to the covered patio. Your family will love the large living room with fireplace and separate family and dining room too. The previous owners removed the suite from the basement and it is currently a one family home. So much space to turn into your perfect place to call home. Bring your tools this home is ready for your remodelling ideas. Open house Saturday 3-5 and Sunday from 2-4.**



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**Active**  
**R2199508**Board: V  
House/Single Family**10400 MILFORD DRIVE**Richmond  
South Arm  
V7A 4J7

Residential Detached

**\$1,750,000** (LP)

(SP)



Sold Date: Frontage (feet): **63.00** Original Price: **\$1,750,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1980**  
 Depth / Size: **118** Bathrooms: **3** Age: **37**  
 Lot Area (sq.ft.): **7,495.00** Full Baths: **2** Zoning: **RS 1/E**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,706.21**  
 Rear Yard Exp: **East** For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **003-778-916**  
 Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly**  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Hot Water**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Wood**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **2 Blocks**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Mixed**

Legal: **PL 55632 LT 390 BLK 4N LD 36 SEC 34 RNG 6W**Amenities: **Garden**Site Influences: **Private Setting, Private Yard**Features: **Clothes Washer/Dryer, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'0 x 13'0			x			x
Main	Dining Room	12'0 x 10'0			x			x
Main	Kitchen	11'0 x 7'0			x			x
Main	Eating Area	11'0 x 8'0			x			x
Main	Family Room	12'0 x 11'0			x			x
Main	Bedroom	12'0 x 9'0			x			x
Main	Bedroom	12'0 x 9'0			x			x
Main	Master Bedroom	11'0 x 13'0			x			x
Main	Foyer	8'0 x 7'0			x			x
		x			x			

Finished Floor (Main): **1,750**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,750 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,750 sq. ft.**

# of Rooms: **9**  
 # of Kitchens: **1**  
 # of Levels: **1**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **3**  
 Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	3	No
3	Main	2	Yes
4			
5			
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

Listing Broker(s): **Homeland Realty**

**Nice & quiet neighbourhood, 7,495 sf lot, rancher with 3 bedrooms, 2-1/2 bathrooms, family room, double car garage, tenanted on monthly basis, all measurements approximate, please do not disturb tenant, all showings by appointments.**



Presented by:

**Thane Lanz**

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**Active**  
**R2156662**Board: V  
House/Single Family**7500 NO. 1 ROAD**Richmond  
Quilchena RI  
V7C 1T6

Residential Detached

**\$1,999,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>52.00</b>	Original Price: <b>\$1,999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1974</b>
Depth / Size: <b>143.5</b>	Bathrooms:	<b>3</b>	Age: <b>43</b>
Lot Area (sq.ft.): <b>7,448.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS1-E</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,781.41</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2016</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-035-291</b>
			Tour:

View: **No :**  
Complex / Subdiv:  
Services Connected: **Community**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural, Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Forced Air**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **3** Covered Parking: Parking Access:  
Parking: **Add. Parking Avail.**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **3 BLKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Legal: **PL 10114 LT 7 BLK 4N LD 36 SEC 14 RNG 7W**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'	Above	Kitchen	11'2 x 17'1			x
Main	Dining Room	10'11 x 13'	Above	Bedroom	11'5 x 9'			x
Main	Kitchen	8' x 13'	Above	Bedroom	11'2 x 9'7			x
Main	Laundry	14'5 x 5'6	Above	Master Bedroom	13'2 x 12'1			x
Main	Bedroom	14'1 x 11'7			x			x
Main	Bedroom	13' x 19'1			x			x
Main	Utility	10'1 x 6'11			x			x
Main	Foyer	11' x 12'5			x			x
Above	Living Room	20'8 x 13'1			x			
Above	Dining Room	11'11 x 11'8			x			

Finished Floor (Main):	<b>1,368</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,368</b>	# of Kitchens: <b>2</b>	1	<b>Above</b>	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,736 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>2,736 sq. ft.</b>	Beds not in Basement: <b>5</b>	7				
			8				

Listing Broker(s): **Dexter Associates Realty**

**POTENTIAL TOWNHOUSE DEVELOPMENT IN SUNNY WEST RICHMOND.** Situated equal distance from Terra Nova and Seafair shopping centres, this property is part of a potential land assembly of over 62,000 sq.ft. and 449 ft. of frontage on No 1 Rd. The City of Richmond amended its bylaws in December 2016 to increase density on all major and minor arterial roads. This area has been designed for potential townhouse development with buildable FSR between .60-.70. Fantastic development opportunity in a desirable neighbourhood with scarce supply. Home is very livable with two large suites to rent.



Presented by:

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**Active**  
**R2211885**Board: V  
House/Single Family**5611 FORSYTH CRESCENT**Richmond  
Riverdale RI  
V7C 2C2

Residential Detached

**\$2,498,000** (LP)

(SP)

**NO IMAGE**  
**AVAILABLE**

Sold Date: Frontage (feet): **57.25** Original Price: **\$2,498,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1989**  
 Depth / Size: **156** Bathrooms: **5** Age: **28**  
 Lot Area (sq.ft.): **8,932.00** Full Baths: **4** Zoning: **RS1**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$6,734.37**  
 Rear Yard Exp: **North** For Tax Year: **2016**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **001-478-435**  
 Tour:

View: :  
 Complex / Subdiv:  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly**  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas, Radiant**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Metal**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:

Legal: **PL 69290 LT 1 BLK 4N LD 36 SEC 2,11 RNG 7W**Amenities: **Garden, Guest Suite, In Suite Laundry**Site Influences: **Paved Road**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Oven-Built In, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	28'10 x 14'9	Above	Bedroom	17'6 x 12'5			x
Main	Dining Room	12'10 x 12'	Above	Bedroom	11'1 x 10'7			x
Main	Kitchen	16'10 x 13'	Above	Loft	15'9 x 14'9			x
Main	Eating Area	10'6 x 8'6			x			x
Main	Family Room	18'7 x 14'8			x			x
Main	Bedroom	16'3 x 10'10			x			x
Main	Wok Kitchen	12'9 x 12'			x			x
Above	Master Bedroom	15'9 x 14'9			x			x
Above	Bedroom	11' x 11'			x			
Above	Bedroom	16' x 12'			x			

Finished Floor (Main): **2,108**  
 Finished Floor (Above): **1,913**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **4,021 sq. ft.**

Unfinished Floor: **0**  
 Grand Total: **4,021 sq. ft.**

# of Rooms: **13**  
 # of Kitchens: **2**  
 # of Levels: **3**  
 Suite: **Legal Suite**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **6**  
 Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Main	2	No
3	Above	5	Yes
4	Above	5	No
5	Above	4	No
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

Listing Broker(s): **Royal Pacific Tri-Cities Rlty**

**West Richmond Riverdale area. This stunning 4,021 sq ft home is situated in a beautiful south facing lot with 57' frontage. Updated features include: new washer, dryer, DW, fridge, new work kitchen (with permit from the city) & life warranty 7 yrs old Mctal roof. Enjoy the nanny ensuite downstairs along with 5 more bedrooms & spacious loft with patio & view. Steps away from the river, walking paths, shopping, amenities & No 1 school catchment of THOMPSON/BLAIR, IN BURNETT. Open house on Oct 15 Sunday at 2-4pm.**