



Presented by:
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Active R2655819 Board: V House/Single Family	9271 WELLMOND ROAD Richmond Seafair V7E 1L4	Residential Detached \$2,999,990 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$2,999,990
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2011
Frontage(feet): 66.00	Bathrooms: 6	Age: 11
Frontage(metres): 20.12	Full Baths: 5	Zoning: RS1E
Depth / Size: 120	Half Baths: 1	Gross Taxes: \$7,561.40
Lot Area (sq.ft.): 7,938.00	Rear Yard Exp: West	For Tax Year: 2021
Lot Area (acres): 0.18	P.I.D.: 004-209-974	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 3	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Triple		
Exterior: Stucco	Driveway Finish:		
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.: Yes		
# of Fireplaces: 2	Reno. Year:		
R.I. Fireplaces:	Rain Screen: Full		
Fireplace Fuel: Natural Gas	Metered Water:		
Fuel/Heating: Natural Gas, Radiant	R.I. Plumbing:		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	Fixtures Rmvd: No		
Type of Roof: Tile - Concrete	Floor Finish: Hardwood, Mixed, Carpet		

Legal: **LOT 44, BLOCK 4N, SUB BLOCK 17, PLAN NWP19776, SECTION 27, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Greenbelt, Recreation Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Intercom, Jetted Bathtub, Vacuum - Built In, Vaulted Ceiling**

Finished Floor (Main):	2,240	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,383	Main	Living Room	13'6 x 12'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'4 x 12'1			x	Main 4
Finished Floor (Below):	0	Main	Wok Kitchen	9' x 5'7			x	Main 2
Finished Floor (Basement):	0	Main	Dining Room	11'3 x 10'6			x	Above 5
Finished Floor (Total):	3,623sq. ft.	Main	Family Room	16'4 x 13'6			x	Above 4
Unfinished Floor:	0	Main	Nook	17'2 x 9'6			x	Above 4
Grand Total:	3,623sq. ft.	Main	Media Room	16' x 12'8			x	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'8 x 10'2			x	
Suite:		Main	Laundry	10'8 x 7'4			x	
Basement:None		Above	Master Bedroom	17' x 12'8			x	
		Above	Bedroom	13'6 x 12'			x	
		Above	Bedroom	13'4 x 11'			x	
		Above	Bedroom	11'6 x 11'1			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): **LeHomes Realty Premier**

Wow, best West Richmond location, walking to dyke, beach, most sought-after Seafair neighbourhood custom- built house for sale! Total lot 66x120 = 7933 SF. Total 5 bedrooms, 6 bathrooms, finished area 3623 SF. Extensive millworks, main kitchen & wok kitchen , crystal chandeliers, radiant heating, air condition, jaccuzzi tub, HRV. All the comfort you may expected. Real stone tiles laid on the front & back yard. Act quick, it will not last long!