



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
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**Active**  
**R2319390**

Board: V  
House/Single Family

**11811 WOODHEAD ROAD**

Richmond  
East Cambie  
V6X 1J3

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$1,999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>2015</b>
Depth / Size: <b>132</b>	Bathrooms:	<b>6</b>	Age: <b>4</b>
Lot Area (sq.ft.): <b>8,712.00</b>	Full Baths:	<b>5</b>	Zoning: <b>RS1/E</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$6,089.18</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>003-567-443</b>
			Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Legal: **PL NWP15577 LT 30 BLK 5N LD 36 SEC 36 RNG 6W.**

Amenities:

Site Influences: **Central Location, Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'	Above	Bedroom	12' x 14'			x
Main	Dining Room	12' x 13'	Above	Bedroom	11'9 x 11'8			x
Main	Kitchen	18' x 14'	Above	Bedroom	12'0 x 11'2			x
Main	Wok Kitchen	14' x 6'			x			x
Main	Family Room	21' x 14'			x			x
Main	Office	11' x 10'			x			x
Main	Bedroom	12' x 11'			x			x
Main	Recreation	12' x 11'			x			x
Main	Bedroom	10' x 11'			x			
Above	Master Bedroom	16'2 x 14'5			x			

Finished Floor (Main): **2,466**  
Finished Floor (Above): **1,371**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,837 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,837 sq. ft.**

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

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

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

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

**This 3 year old Spacious House is over 3800 square feet. It has a lot of features that a new house should have. High Ceiling in Living, Dining, and Family Room. Wok Kitchen, Radiant Heating, Air Conditioning, HRV System, and Triple Garage. One bedroom in law suite. Close to Transit, King George Park, Library, and Community Centre. Easy Access to Highway and Vancouver.**



Presented by:  
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**Active**  
**R2331236**

Board: V  
House/Single Family

**6233 GARRISON COURT**

Richmond  
Riverdale RI  
V7C 5H7

Residential Detached

**\$2,480,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$2,480,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2003</b>
Depth / Size: <b>120</b>	Bathrooms:	<b>6</b>	Age: <b>16</b>
Lot Area (sq.ft.): <b>7,954.00</b>	Full Baths:	<b>5</b>	Zoning: <b>RS1E</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$7,213.40</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>			P.I.D.: <b>025-502-875</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Brick, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Hot Water, Radiant**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Other**

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

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple**  
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1/2 BLK**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **Yes: FOYER AND DINING ROOM CHANDLIER**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL BCP1639 LT 2 BLK 4N LD 36 SEC 12 RNG 7W**

Amenities: **Air Cond./Central, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences: **Central Location, Paved Road, Private Setting, Private Yard, Recreation Nearby, Treed**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Jetted Bathtub, Microwave,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'	Above	Bedroom	13'4 x 12'6			x
Main	Dining Room	12'4 x 13'	Above	Bedroom	12' x 12'2			x
Main	Kitchen	13'6 x 12'	Above	Bedroom	12'6 x 11'			x
Main	Kitchen	9'6 x 6'			x			x
Main	Nook	16'6 x 10'			x			x
Main	Family Room	17' x 13'6			x			x
Main	Den	11'2 x 11'2			x			x
Main	Bedroom	12' x 11'			x			x
Main	Media Room	21'2 x 12'6			x			
Above	Master Bedroom	16' x 15'			x			

Finished Floor (Main):	<b>2,289</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,337</b>	# of Kitchens: <b>2</b>	1	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,626 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Above</b>	<b>4</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5	<b>Main</b>	<b>2</b>	<b>No</b>	Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6	<b>Main</b>	<b>4</b>	<b>Yes</b>	
Grand Total:	<b>3,626 sq. ft.</b>		7				
			8				

Listing Broker(s): **Multiple Group Hans Wong Rlty.**

**Well built mega home on 8000 s.f. lot. 3,626 s.f. with 5 bedrooms 5.5 bathrooms and triple car garage. High ceiling in foyer, living and dining rooms. Central Air-Conditioning and hot water radiant heating systems. School catchment: Blair Elementary and J.N. Burnett Secondary. Walking distance to Thompson Community Centre and public transit. South facing front yard. Largest house in this court. Priced to Sell! Don't Miss!**