



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
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Active
R2434259
Board: V
House/Single Family

9491 DESMOND ROAD

Richmond
Seafair
V7E 1R1

Residential Detached

\$1,463,000 (LP)
(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$1,463,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1959
Depth / Size: 119.9	Bathrooms:	1	Age: 61
Lot Area (sq.ft.): 7,918.00	Full Baths:	1	Zoning: RS1/E
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,646.66
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-251-256
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Metal**

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

Metered Water:

Total Parking: Covered Parking: Parking Access: **Side**
Parking: **DetachedGrge/Carport**
Dist. to Public Transit: **CLOSEBY** Dist. to School Bus: **CLOSEBY**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 11 SECTION 27 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 19428**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'			x			x
Main	Dining Room	10' x 7'			x			x
Main	Kitchen	12' x 11'			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	11' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,100	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,100 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,100 sq. ft.		7				
			8				

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

Quiet family oriented neighbourhood with French Emersion elementary and high schools in walking distance. Near public transit and shopping centre. A great opportunity for investor or to build your dream home on this 7918 sqft lot!



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Active
R2434233

Board: V
House/Single Family

8291 LUCERNE ROAD

Richmond
Garden City
V6Y 1J1

Residential Detached

\$1,880,000 (LP)

(SP)



Sold Date:	Frontage (feet):	62.00	Original Price: \$2,000,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2006
Depth / Size: 127	Bathrooms:	6	Age: 14
Lot Area (sq.ft.): 7,928.00	Full Baths:	5	Zoning: RS1/E
Flood Plain:	Half Baths:	1	Gross Taxes: \$8,197.57
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 000-909-424
			Tour:

View: :
Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Tile - Concrete**

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

Metered Water:

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood**

Legal: **LOT 45, BLOCK 4N, PLAN NWP20753, SECTION 21, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 13'	Main	Laundry	15'6 x 6'			x
Main	Dining Room	13' x 11'	Above	Master Bedroom	17' x 14'			x
Main	Kitchen	13' x 12'6	Above	Bedroom	13'8 x 12'			x
Main	Wok Kitchen	9'8 x 6'	Above	Bedroom	13'2 x 12'8			x
Main	Nook	12' x 10'	Above	Master Bedroom	13'6 x 12'			x
Main	Family Room	17'6 x 13'			x			x
Main	Media Room	20'8 x 12'			x			x
Main	Bedroom	12'2 x 10'6			x			x
Main	Office	11'2 x 10'			x			x
Main	Foyer	10' x 9'6			x			x

Finished Floor (Main): **2,289**
Finished Floor (Above): **1,328**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,617 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,617 sq. ft.**

of Rooms: **15**
of Kitchens: **2**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **None**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **RA Realty Alliance Inc.**

Beautifully custom build 5 bedroom, 6 bath home with over 3,600 sq ft of luxurious living space. Gourmet kitchen with cherry wood cabinets, stainless steel appliances, granite counters, BI microwave and oven, large island, Chinese kitchen. Open living and dining area with gas fireplace, hardwood floors, vaulted ceilings . 4 bedrooms up including 5 pce ensuite. Bedroom, den, and home theater/karaoke room on main, heated floors throughout. Fully fenced with brick layout. Centrally located with walking to St. Paul/Garden City Elementary, RC Palmer Secondary.



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Active
R2438166

Board: V
House/Single Family

9599 SAUNDERS ROAD

Richmond
Saunders
V7A 2B5

Residential Detached

\$2,090,000 (LP)

(SP)



Sold Date:	Frontage (feet):	69.00	Original Price: \$2,590,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2012
Depth / Size: 120	Bathrooms:	4	Age: 8
Lot Area (sq.ft.): 8,280.00	Full Baths:	4	Zoning: RS1/E
Flood Plain:	Half Baths:	0	Gross Taxes: \$6,852.53
Rear Yard Exp: North			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-176-616
			Tour:

View: :
Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

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

Metered Water:

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
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: :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 24, BLOCK 4N, SUB BLOCK C, PLAN NWP16024, SECTION 27, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 13'4	Above	Bedroom	12' x 13'			x
Main	Kitchen	13'4 x 10'	Above	Master Bedroom	18'4 x 13'4			x
Main	Dining Room	12' x 13'4			x			x
Main	Family Room	18'8 x 15'8			x			x
Main	Wok Kitchen	6' x 7'4			x			x
Main	Den	12' x 11'			x			x
Main	Nook	13'4 x 10'			x			x
Main	Bedroom	15' x 13'4			x			x
Above	Bedroom	12'4 x 12'2			x			x
Above	Bedroom	12'8 x 11'4			x			x

Finished Floor (Main):	2,341	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,370	# of Kitchens: 2	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	3	Yes	Pool:
Finished Floor (Total):	3,711 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	3,711 sq. ft.		7				
			8				

Listing Broker(s): **Royal Pacific Realty Corp.**

Court ordered sale, 'as is, where is' only, gorgeous home in trendy Saunders area, 10 ft ceiling in main floor & 9' ceiling in upper level, 8 years young, 5 bedrooms with 4 ensuite baths, 3711 sq ft home, triple car garage, well designed luxurious home, chandeliers, media room, den & guest bedroom in main area.



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Active
R2425068
Board: V
House/Single Family

7490 NO. 4 ROAD

Richmond
McLennan
V6Y 2T5

Residential Detached

\$2,348,800 (LP)

(SP)



Sold Date: Frontage (feet): **63.00** Original Price: **\$2,688,000**
Meas. Type: **Feet** Bedrooms: **12** Approx. Year Built: **2010**
Depth / Size: **308.00** Bathrooms: **10** Age: **10**
Lot Area (sq.ft.): **19,602.00** Full Baths: **9** Zoning: **AG1**
Flood Plain: **Yes** Half Baths: **1** Gross Taxes: **\$7,457.17**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **003-920-771**
Tour: **Virtual Tour URL**

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Carriage/Coach House**

Construction: **Frame - Wood**

Exterior: **Stone, Wood**

Foundation: **Concrete Slab**

Rain Screen:

Renovations:

of Fireplaces: **1**

Fireplace Fuel: **Natural Gas**

Water Supply: **City/Municipal**

Fuel/Heating: **Natural Gas, Radiant**

Outdoor Area: **Patio(s) & Deck(s)**

Type of Roof: **Tile - Concrete**

Reno. Year:

R.I. Plumbing: **No**

R.I. Fireplaces:

Metered Water:

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail., Visitor Parking**

Dist. to Public Transit: **1/4 Block**

Dist. to School Bus:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **Yes: Foreclosure**

Fixtures Rmvd: **Yes: Foreclosure**

Floor Finish: **Other, Wall/Wall/Mixed**

Legal: **LOT 8, BLOCK 4N, PLAN NWP1149, PART N1/2, SECTION 14, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Gated Complex, Marina Nearby, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25'10 x 22'	Main	Kitchen	18'4 x 13'5	Above	Bedroom	14'2x 13'
Main	Office	11' x 10'6	Main	Kitchen	11'7 x 6'7	Above	Bedroom	12'5x 12'
Main	Laundry	13'1 x 6'2	Main	Dining Room	13' x 11'1	Above	Bedroom	14'8x 13'10
Main	Master Bedroom	19'5 x 15'5	Main	Family Room	19'5 x 17'10	Above	Master Bedroom	19'7x 13'5
Main	Walk-In Closet	8'3 x 5'9	Main	Pantry	8' x 4'	Above	Walk-In Closet	8'4x 8'4
Main	Bedroom	19'5 x 11'	Above	Study	17'10 x 10'7	Above	Living Room	17'2x 13'
Main	Walk-In Closet	5'10 x 5'	Above	Bedroom	11' x 10'9	Above	Dining Room	10'10x 8'3
Main	Bedroom	10'2 x 9'9	Above	Bedroom	12' x 10'			x
Main	Bedroom	11' x 10'1	Above	Bedroom	13'3 x 9'10			x
Main	Flex Room	19'7 x 11'9	Above	Bedroom	11'10 x 10'01			x

Finished Floor (Main): **4,052**

Finished Floor (Above): **3,271**

Finished Floor (Below): **0**

Finished Floor (Basement): **0**

Finished Floor (Total): **7,323 sq. ft.**

Unfinished Floor: **0**

Grand Total: **7,323 sq. ft.**

of Rooms: **27**

of Kitchens: **2**

of Levels: **2**

Suite: **None**

Crawl/Bsmt. Height:

Beds in Basement: **0**

Basement: **None**

Beds not in Basement: **12**

Bath

1 **Main**

2 **Main**

3 **Main**

4 **Main**

5 **Main**

6 **Above**

7 **Above**

8 **Above**

of Pieces

5

4

3

4

2

5

4

4

Ensuite?

Yes

No

No

No

No

Yes

No

No

Outbuildings

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Grg Dr Ht:

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

Virtual & Drone Toured. Main House total sq. ft. of 7,292. Non conforming Carriage House has no kitchen, total sq. ft. of 1,543. Showings by Touch Base only. Listing Realtor on site for all showings. Foreclosure. Tks Luke Accepted offer \$2,240,000.00 Court Date is Scheduled for July 9, 2020. Instructions on Realtor Doc's.



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KW ELITE REALTY
KELLERWILLIAMS

Active
R2449808

Board: V
House/Single Family

8360 ALANMORE PLACE

Richmond
Seafair
V7C 2C1

Residential Detached

\$2,600,000 (LP)

(SP)



Sold Date:	Frontage (feet):	64.00	Original Price: \$2,600,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2018
Depth / Size: 110	Bathrooms:	6	Age: 2
Lot Area (sq.ft.): 7,043.00	Full Baths:	5	Zoning: RS1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$7,544.14
Rear Yard Exp: East			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: Yes			P.I.D.: 004-269-047
			Tour:

View: **No :**
Complex / Subdiv: **SEAFAIR**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

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

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **2**

Metered Water:

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Triple**

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: **Hardwood, Tile**

Legal: **LOT 48, BLOCK 4N, SUB BLOCK 4, PLAN NWP19395, SECTION 22, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Dishwasher, Range Top, Security System, Smoke Alarm, Vacuum**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'	Above	Bedroom	11' x 12'			x
Main	Family Room	18' x 14'	Main	Den	12' x 10'			x
Main	Kitchen	9' x 14'			x			x
Main	Mud Room	10' x 8'			x			x
Main	Media Room	14' x 12'			x			x
Main	Dining Room	12' x 10'			x			x
Main	Bedroom	13' x 10'			x			x
Above	Master Bedroom	14' x 17'			x			x
Above	Bedroom	12' x 11'			x			x
Above	Bedroom	12'6 x 11'5			x			x

Finished Floor (Main):	1,942	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,441	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	3	Yes	Pool:
Finished Floor (Total):	3,383 sq. ft.	Crawl/Bsmt. Height:		4	Above	3	Yes	Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 5	5	Above	3	Yes	Grg Dr Ht: 9 FT
		Basement: None		6	Above	5	Yes	
Unfinished Floor:	0			7				
Grand Total:	3,383 sq. ft.			8				

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

Luxury Dream Homes has built yet another custom Luxurious French chateau in the prestigious sea fair neighborhood. This elegant house features superior materials from all over the world with a smart home feature making all the washroom lights sensed and others controlled with a touch of your smart phone, fine workmanship, paying lots of attention to all details. Top quality and unique designs four cn-suited bedrooms upstairs, media room with wet bar and a guest bedroom on the main floor. Just minutes to transit, parks, dyke, the Quilchena golf & country club, Garry point park and the Stevenson Harbor