



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2365799

Board: V
House/Single Family

10091 ADDISON STREET

Richmond
Woodwards
V7E 4G2

Residential Detached

\$1,159,000 (LP)

(SP)



Sold Date:	Frontage (feet):	43.12	Original Price: \$1,159,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1976
Depth / Size: 100	Bathrooms:	4	Age: 43
Lot Area (sq.ft.): 4,312.00	Full Baths:	4	Zoning: RS1/B
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,061.66
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-693-321
			Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **Natural Gas**
Sewer Type: **Community**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
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, Patio(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **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: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 453, BLOCK 4N, PLAN NWP46278, SECTION 31, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 11'7	Below	Bedroom	13'5 x 11'2			x
Main	Dining Room	9'10 x 9'	Below	Bedroom	12'7 x 10'2			x
Main	Kitchen	14'10 x 10'3	Below	Walk-In Closet	11'4 x 4'4			x
Main	Master Bedroom	13'1 x 10'9	Below	Foyer	8'8 x 4'4			x
Main	Bedroom	10'4 x 8'4			x			x
Main	Bedroom	9'5 x 8'9			x			x
Main	Solarium	6'3 x 4'4			x			x
Below	Recreation	15'5 x 13'8			x			x
Below	Kitchen	8'8 x 8'			x			x
Below	Eating Area	15'5 x 9'			x			x

Finished Floor (Main):	1,151	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,249	# of Kitchens: 2	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Above	3	Yes	Pool:
Finished Floor (Total):	2,400 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 5	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Partly Finished	6				
Grand Total:	2,400 sq. ft.		7				
			8				

Listing Broker(s): **Coldwell Banker Vantage Realty**

Foreclosure. Great family home located in the London Park area, steps to Steveston High and Park. Renovated home includes double glazed windows, newer roof, solarium, laminate flooring, new patio, kitchen & baths, 3 beds up & 2 beds down.



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Active
R2358458
Board: V
House/Single Family

3671 LAMOND AVENUE

Richmond
Seafair
V7E 1C9

Residential Detached

\$1,900,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.01	Original Price: \$2,100,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2019
Depth / Size: 111.15	Bathrooms:	6	Age: 0
Lot Area (sq.ft.): 7,342.00	Full Baths:	6	Zoning: RS1/E
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,790.20
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 003-261-751
			Tour:

View: **No :**
Complex / Subdiv: **SEAFAIR**
Services Connected: **Community, Electricity, Natural Gas, Water**
Sewer Type: **Community**

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

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

Metered Water:

Total Parking: **4** Covered Parking: **3** Parking Access:
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: **No :**
Floor Finish: **Mixed, Other**

Legal: **LOT 10, BLOCK 4N, SUB BLOCK 11, PLAN NWP19052, SECTION 27, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Marina Nearby, Private Yard, Shopping Nearby**
Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16' x 8'2	Above	Bedroom	12'8 x 11'			x
Main	Family Room	18'2 x 13'6	Above	Bedroom	12' x 11'4			x
Main	Wok Kitchen	11'6 x 6'	Above	Bedroom	12' x 10'6			x
Main	Nook	16' x 10'			x			x
Main	Dining Room	15' x 12'			x			x
Main	Living Room	16' x 12'			x			x
Main	Office	12'6 x 9'			x			x
Main	Bedroom	12'6 x 11'4			x			x
Main	Media Room	16'1 x 12'6			x			x
Above	Master Bedroom	18'2 x 13'			x			x
Finished Floor (Main):	2,133	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	1,316	# of Kitchens: 2	1	Above	5	Yes	Barn:	
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed:	
Finished Floor (Basement):	0	Suite: None	3	Above	4	Yes	Pool:	
Finished Floor (Total):	3,449 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:	538 SF
Unfinished Floor:	0	Beds in Basement: 0	5	Main	4	Yes	Grg Dr Ht:	
Grand Total:	3,449 sq. ft.	Basement: Part	6	Main	3	No		
			7					
			8					

Listing Broker(s): **Nationwide Realty Corp.**

"AS IS WHERE IS". UNDER CONST. SUBJECT TO COURT APPROVAL. BUYERS TO VERIFY MEASUREMENTS IF IMPORTANT. NO PROPERTY DISCLOSURE STATEMENT. Under construction do not enter site without permission . Safety gear required to enter .



Presented by:
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Active
R2331236

Board: V
House/Single Family

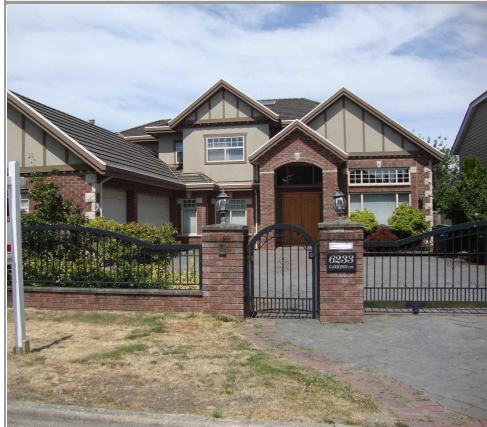
6233 GARRISON COURT

Richmond
Riverdale RI
V7C 5H7

Residential Detached

\$2,280,000 (LP)

(SP)



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

View: **No :**

Complex / Subdiv:

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

Sewer Type:

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:

Metered Water:

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			x
Above	Master Bedroom	16' x 15'			x			x

Finished Floor (Main): **2,289**
Finished Floor (Above): **1,337**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,626 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,626 sq. ft.**

of Rooms: **13**
of Kitchens: **2**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **None**

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

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

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!