



Presented by:

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Active
R2719358

Board: V
House/Single Family

10160 NO. 4 ROAD

Richmond
McNair
V7A 2Z6

Residential Detached

\$1,480,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,480,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1989
Frontage(feet): 66.99	Bathrooms: 4	Age: 33
Frontage(metres): 20.42	Full Baths: 4	Zoning: RE1
Depth / Size: 120	Half Baths: 0	Gross Taxes: \$4,769.07
Lot Area (sq.ft.): 8,031.00	Rear Yard Exp: East	For Tax Year: 2021
Lot Area (acres): 0.18	P.I.D.: 004-279-921	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Tile, Wall/Wall/Mixed, Carpet**

Legal: **LOT 6, BLOCK 4N, SUB BLOCK 2, PLAN NWP15456, SECTION 35, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Lane Access, Paved Road, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	2,264	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,891	Main	Living Room	21'10 x 15'4	Above	Bedroom	11'11 x 11'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'4 x 11'10	Above	Master Bedroom	28' x 15'4	Main 4
Finished Floor (Below):	0	Main	Family Room	20'8 x 15'3	Above	Walk-In Closet	7'5 x 6'	Main 3
Finished Floor (Basement):	0	Main	Eating Area	17'6 x 11'11	Above	Den	13'6 x 10'2	Above 4
Finished Floor (Total):	4,155sq. ft.	Main	Kitchen	15'3 x 14'4			x	Above 4
Unfinished Floor:	0	Main	Den	13'1 x 9'10			x	
Grand Total:	4,155sq. ft.	Main	Bedroom	14'10 x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Utility	6'2 x 4'1			x	
Suite: None		Main	Laundry	7'4 x 3'2			x	
Basement: None		Main	Pantry	7'11 x 6'7			x	
		Above	Bedroom	19'4 x 16'5			x	
		Above	Bedroom	12'7 x 11'			x	
		Above	Bedroom	12'7 x 11'			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **17**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Builder Alert! Large 66' x 120' - 8,031 sf lot with back lane in McNair area. List price at LAND VALUE ONLY. Property being sold "as is, where is". City Zoning Edgemere RE1 provides for single detached housing and a granny flat or coach house (please refer to City Zoning Bylaw 8922 and verify with the City of Richmond). Conveniently located close to Ironwood and Coppersmith Plazas and South Arm Community Centre. All measurements approximate, please verify on your own if important. Showing by appointment only. Please do not walk on premises without appointment. Call your agent or the listing agent for details.