

5100 TURNER ST, V6V 2P8**Active**

List Price: \$564,900 Previous Price:
Original Price: **\$564,900**

Complex/Subdiv: **HAMILTON**

Frontage: Bedrooms: **4** PID: **017-458-056**
 Depth/Size: Bathrooms: **4** Type: **House/Single Family**
 Lot Area SqFt: **5,228** Full Baths: **4** Approx Yr Blt: **1993**
 Rear Yard Exp: Half Baths: **0** Age at List Date: **21**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$2,968 (2014)**
 Flood Plain: Zoning: **RS1**

View: **N**Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Wood		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Hot Water, Radiant		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s) & Deck(s), Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: **PL LMP908 LT 26 BLK 4N LD 36 SEC 2 RNG 4W**Amenities: **None**

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 17'			X			X
Main F.	Dining	12'3 X 11'8			X			X
Main F.	Kitchen	17'3 X 14'			X			X
Main F.	Bedroom	12' X 11'8			X			X
Above	Kitchen	12' X 10'			X			X
Above	Family Room	24' X 23'			X			X
Above	Master Bedroom	15'7 X 15'7			X			X
Above	Bedroom	11'7 X 11'6			X			X
Above	Bedroom	12'1 X 11'6			X			X
		X			X			

Floor Area (SqFt):

Main Floor Area SqFt: **1,310**
 Finished Floor Up SqFt: **1,490**
 Finished Floor Down: **0**
 Finished Floor Bsmt SqFt: **0**
 Total Finished Floor SqFt: **2,800**

Total # Rooms: **9**
 # Kitchens: **2**
 Finished Levels: **2**
 Crawl/Bsmt Height: **Full**
 Basement Area: **Full**

Bathrooms

1 **3 Piece; Ensuite: N; Level: Main F.**
 2 **3 Piece; Ensuite: Y; Level: Above**
 3 **4 Piece; Ensuite: N; Level: Above**
 4 **3 Piece; Ensuite: Y; Level: Above**
 5
 6
 7
 8

Unfinished Floor: **0**Grand Total Floor Area: **2,800**Suite: **None**Listing Broker(s): **Royal LePage West R.E.S.**

Hamilton Area 2700 sqft home with 3 bedrooms up, 3 bathrooms, kitchen, dining area & family room; Below has kitchen, dining room, family room, 1 bedroom & bathroom. Nice layout.

4300 DANFORTH DR, V6X 2X3**Active**

List Price: \$725,000 Previous Price:
Original Price: **\$725,000**

Complex/Subdiv:

Frontage: **60.00 ft** Bedrooms: **4** PID: **003-981-380**
 Depth/Size: **116.9** Bathrooms: **2** Type: **House/Single Family**
 Lot Area SqFt: **7,014** Full Baths: **1** Approx Yr Blt: **1976**
 Rear Yard Exp: **1** Half Baths: **1** Age at List Date: **38**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,089 (2014)**
 Flood Plain: Zoning: **R1/E**

View:

Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Aluminum		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:	Title to Land: Freehold NonStrata	
Water Supply: City/Municipal	Seller's Interest: Court Ordered Sale	
Heat/Fuel: Natural Gas	Mortgage Info: \$0	
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - No Court Ordered Sale
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Balcony(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: **PL 48361 LT 142 BLK 5N LD 36 SEC 36 RNG 6W**

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'3 X 14'			X			X
Main F.	Dining	10'11 X 9'9			X			X
Main F.	Kitchen	15'9 X 14'2			X			X
Main F.	Family Room	19'6 X 7'10			X			X
Main F.	Master Bedroom	13'2 X 10'4			X			X
Main F.	Bedroom	12'1 X 9'9			X			X
Main F.	Bedroom	14'11 X 11'3			X			X
Below	Living Room	15'8 X 15'8			X			X
Below	Kitchen	19'2 X 10'3			X			
Below	Bedroom	11'6 X 11'3			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,300	Total # Rooms: 10	Bathrooms
Finished Floor Up SqFt: 0	# Kitchens: 2	1 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 1,096	Finished Levels: 2	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	3 ; Level: Below
Total Finished Floor SqFt: 2,396	Basement Area: None	4
		5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,396		8

Listing Broker(s): **Park Georgia Realty Ltd.VnGra**

Northern Richmond, East Cambie location. Spacious 3 bedroom/family room with mortgage helper down. Features include skylights, double garage and large balcony, landscaped grounds with fruit trees. Walk to schools, shopping and transit. Quick access to Oak and Knight bridges to Vancouver.

6411 WILLIAMS RD, V7E 1K6

Active



List Price: **\$835,000** Previous Price: **\$879,000**
Original Price: **\$928,000**

Complex/Subdiv:

Frontage: Bedrooms: **5** PID: **003-443-264**
Depth/Size: Bathrooms: **4** Type: **House/Single Family**
Lot Area SqFt: **8,007** Full Baths: **3** Approx Yr Blt: **1976**
Rear Yard Exp: Half Baths: **1** Age at List Date: **38**
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,136 (2013)**
Flood Plain: Zoning: **RS-E-S**

View: **N**Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey** Total Parking: **4** Covered Parking: **2**
Construction: **Frame - Wood** Parking Access: **Front**
Foundation: **Concrete Slab** Parking Facilities: **Garage; Double**
Exterior: **Mixed, Vinyl**
Rainscreen: **No** R/I Plumbing: **No** Dist to Public Trans: **1** Dist to School Bus: **1**
Type of Roof: **Other** Possession:
Renovations: Reno Year: Title to Land: **Freehold NonStrata**
Flooring: **Laminate, Wall/Wall/Mixed** Seller's Interest: **Court Ordered Sale**
Water Supply: **City/Municipal** Mortgage Info: **\$0**
Heat/Fuel: **Baseboard, Electric**
No. of Fireplaces: **1** R/I Fireplaces: Property Disclosure: **N - SOLD AS IS WHERE IS**
Fireplace Fuel: **Gas - Natural** Out Buildings:
Outdoor Area: **Fenced Yard, Patio(s), Rooftop Deck**
Pad Rental:
Fixtures Leas: **N - N**
Fixt Removed: **N**

Legal: **LOT 575 SECTION 30 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER PLAN 48865**Amenities: **Shared Laundry**Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'6 X 15'	Above	Bedroom	14' X 11'6			X
Main F.	Dining	11'8 X 11'	Above	Bedroom	12' X 10'6			X
Main F.	Foyer	12' X 8'6	Above	Den	8' X 7'			X
Main F.	Family Room	14' X 11'6						X
Main F.	Kitchen	19'6 X 10'						X
Main F.	Laundry	8'6 X 7'6						X
Above	Kitchen	12' X 11'						X
Above	Bedroom	12'6 X 7'6						X
Above	Bedroom	14'5 X 7'6						X
Above	Master Bedroom	20' X 17'6						X

Floor Area (SqFt):

Main Floor Area SqFt: **1,470**
Finished Floor Up SqFt: **1,740**
Finished Floor Down: **0**
Finished Floor Bsmt SqFt: **0**
Total Finished Floor SqFt: **3,210**

Total # Rooms: **13**
Kitchens: **2**
Finished Levels: **1**
Crawl/Bsmt Height:
Basement Area: **None**

Bathrooms

1 **2 Piece; Ensuite: N; Level: Main F.**
2 **4 Piece; Ensuite: Y; Level: Above**
3 **4 Piece; Ensuite: N; Level: Above**
4 **3 Piece; Ensuite: N; Level: Above**
5
6
7
8

Unfinished Floor: **0**Suite: **Unauthorized Suite**Grand Total Floor Area: **3,210**Listing Broker(s): **Royal LePage West R.E.S.**

WOW!!! Prime Woodwards west Richmond location - close to London school, Errington school and playground. This unique property offers it all, large formal living room, spacious kitchen with adjoining family room, level walk out to back yard. Upstairs features a separate entry 2 bedroom revenue suite with a rental history of \$1500.00 per month. Private fully fenced backyard-perferct for the kids to play. Hurry on this unique family home!!



List Price:	\$1,795,000	Previous Price:	
		Original Price:	\$1,795,000
Complex/Subdiv:			
Frontage:	64.50 ft	Bedrooms:	5
Depth/Size:	123	Bathrooms:	5
Lot Area SqFt:	7,955	Full Baths:	4
Rear Yard Exp:		Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS2/E
View:			
Serv. Connected:	Community		
		PID:	004-503-953
		Type:	House/Single Family
		Approx Yr Blt:	2011
		Age at List Date:	3
		Taxes:	\$7,804 (2014)

Style of Home:	2 Storey	Total Parking:	6	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Triple		
Exterior:	Mixed, Stone, Wood	R/I Plumbing:		Dist to Public Trans:	
Rainscreen:		Reno Year:		Possession:	
Type of Roof:	Tile - Concrete	Title to Land:	Freehold NonStrata		
Renovations:		Seller's Interest:	Court Ordered Sale		
Flooring:		Mortgage Info:	\$0		
Water Supply:	City/Municipal	Property Disclosure:	N - See Listing Realtor		
Heat/Fuel:	Hot Water, Radiant	Out Buildings:			
No. of Fireplaces:	2				
Fireplace Fuel:	Gas - Natural				
Outdoor Area:	Fenced Yard, Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal:	PL 25451 LT 118 BLK 4N LD 36 SEC 13 RNG 7W
Amenities:	
Site Influences:	Central Location, Private Yard, Recreation Nearby, Shopping Nearby
Features Incl:	Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Security System, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 13'	Main F.	Foyer	10'6 X 9'			X
Main F.	Dining	13' X 11'4	Above	Master Bedroom	15'6 X 15'4			X
Main F.	Kitchen	14' X 10'3	Above	Walk-In Closet	8' X 7'			X
Main F.	Eating Area	16'6 X 10'	Above	Bedroom	13'6 X 12'2			X
Main F.	Wok Kitchen	14' X 6'	Above	Bedroom	12'2 X 11'4			X
Main F.	Family Room	16'6 X 14'	Above	Bedroom	12'10 X 10'8			X
Main F.	Den	12' X 10'8			X			X
Main F.	Media Room	17'2 X 12'			X			X
Main F.	Bedroom	12' X 11'			X			X
Main F.	Laundry	10' X 6'			X			X

Floor Area (SqFt):				Bathrooms	
Main Floor Area SqFt:	2,150	Total # Rooms:	16	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,481	# Kitchens:	1	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Finished Levels:	2	3	5 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt:	3,631	Basement Area:	None	5	4 Piece; Ensuite: Y; Level: Above
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	3,631			8	

Listing Broker(s): **Sutton Group - Seafair Realty**

An exciting opportunity to own a deluxe custom built home in an ideal WEST RICHMOND location surrounded by other million dollar homes. 5 bedrooms all with ensuite bathrooms, Den, Family room and Media room. Elegant finishings include: gourmet kitchen with quality granite (plus separate spice kitchen) and top of the line appliances, rich hardwood flooring throughout the main, 15 foot great room ceilings, hand crafted wood mantel and bold crown mouldings. Enter your personal oasis in the spacious Master Bedroom with ensuite bath graced by a deep soaker Jacuzzi tub & walk-in STEAM shower. Professionally landscaped front and rear yards, custom stone paving and 3 car garage. OPEN HOUSE SUNDAY DEC 7th 3-4:30pm