


Active
R2739184
 Board: V
 House/Single Family

8151 FAIRBROOK CRESCENT

Richmond
 Seafair
 V7C 1Z2

Residential Detached
\$3,668,000 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$3,668,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2022**
 Frontage(feet): **116.00** Bathrooms: **6** Age: **1**
 Frontage(metres): **35.36** Full Baths: **5** Zoning: **RS1/E**
 Depth / Size: Half Baths: **1** Gross Taxes: **\$4,822.41**
 Lot Area (sq.ft.): **7,900.00** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **0.18** P.I.D.: **005-393-868** Tax Inc. Utilities?: **No**
 Flood Plain: Tour: **Virtual Tour URL**
 View: **No**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Community, Electricity, Natural Gas**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Triple, Open**
 Exterior: **Other, Stucco** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Renovations: Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **2** R.I. Fireplaces: Property Disc.: **Yes**
 Fireplace Fuel: **Electric** Rain Screen: Metered Fixtures **No**
 Fuel/Heating: **Heat Pump, Radiant** R.I. Plumbing: Fixtures Rmvd: **No**
 Outdoor Area: **Fenced Yard, Patio(s)** Floor Finish: **Hardwood, Tile**
 Type of Roof: **Asphalt**

Legal: **LOT 206, BLOCK 4N, PLAN NWP26881, SECTION 22, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Garden**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Oven - Built In, Security System, Smoke Alarm, Sprinkler - Fire, Vaulted Ceiling**

Finished Floor (Main):	2,103	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,656	Main	Foyer	11'4 x 11'2	Above	Walk-In Closet	7'1 x 7'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'2 x 13'2	Above	Primary Bedroom	13'0 x 17'2	Main 2
Finished Floor (Below):	0	Main	Dining Room	13'2 x 8'6	Above	Walk-In Closet	8'0 x 7'3	Main 3
Finished Floor (Basement):	0	Main	Kitchen	9'9 x 16'10	Above	Bedroom	11'9 x 14'1	Main 5
Finished Floor (Total):	3,759 sq. ft.	Main	Wok Kitchen	6'0 x 10'6	Above	Walk-In Closet	5'0 x 7'0	Above 5
Unfinished Floor:	0	Main	Eating Area	9'6 x 5'0	Above	Bedroom	12'7 x 11'4	Above 3
Grand Total:	3,759 sq. ft.	Main	Family Room	13'10 x 16'10	Main	Patio	16'0 x 10'7	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	11'8 x 13'6			x	
Suite:		Main	Laundry	16'6 x 7'11			x	
Basement:None		Main	Bedroom	9'11 x 9'11			x	
		Main	Kitchen	10'0 x 7'0			x	
		Main	Living Room	10'7 x 10'0			x	
		Above	Primary Bedroom	13'0 x 16'11			x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in PAD Rental:
 # of Kitchens: **3** # of Rooms: **20** MHR# CSA/BCE: Maint. Fee:
 ByLaw

Listing Broker(s): **Anson Realty Ltd.**

NEW home on extra-wide frontage large lot in quiet & secure SEAFAIR, West Richmond. Excellent layout with bright natural light exposure and high ceilings. Main level features all family gathering spaces, main + wok kitchens, den, PLUS a legal 1 bed suite for relatives/rental. Large sunny Southwest yard and 3 car garage. Upstairs are 4 spacious ensuites (2 primary suites) for each family member have their own private retreat. A/C, radiant floor heating, energy-efficient appliances. Beautifully designed and solidly built. Ready to move in now!