

Active
R2772247
 Board: V
 House/Single Family

8151 FAIRBROOK CRESCENT

Richmond
 Seafair
 V7C 1Z2

Residential Detached
\$3,688,000 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$3,688,000**
 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: **\$5,916.97**
 Lot Area (sq.ft.): **7,900.00** Rear Yard Exp: For Tax Year: **2022**
 Lot Area (acres): **0.18** P.I.D.: **005-393-868** Tax Inc. Utilities?: **No**
 Flood Plain: Tour: **Virtual Tour URL**
 View: :
 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:
 Construction: **Frame - Wood** Parking: **Carport & Garage, Garage; Triple**
 Exterior: **Other, Stucco** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Renovations: Reno. Year: 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:
 Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Freezer, Heat Recov. Vent., Microwave, Oven - Built In, Smoke Alarm, Sprinkler - Inground**

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	Bedroom	11'9 x 14'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'2 x 13'2	Above	Walk-In Closet	5'0 x 7'0	Main 2
Finished Floor (Below):	0	Main	Dining Room	13'2 x 8'6	Above	Bedroom	12'7 x 11'4	Above 5
Finished Floor (Basement):	0	Main	Kitchen	9'9 x 16'10	Main	Patio	16'0 x 10'7	Main 3
Finished Floor (Total):	3,759 sq. ft.	Main	Wok Kitchen	6'0 x 10'6	Main	Kitchen	10'0 x 7'0	Above 3
Unfinished Floor:	0	Main	Eating Area	9'6 x 5'0	Main	Living Room	10'7 x 10'0	Above 5
Grand Total:	3,759 sq. ft.	Main	Family Room	13'10 x 16'10	Main	Bedroom	9'11 x 9'11	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	11'8 x 13'6			x	
Suite: Legal Suite		Main	Laundry	16'6 x 7'11			x	
Basement: None		Above	Primary Bedroom	13'0 x 16'11			x	
		Above	Walk-In Closet	7'1 x 7'3			x	
		Above	Primary Bedroom	13'0 x 17'2			x	
		Above	Walk-In Closet	8'0 x 7'3			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 and secure SEAFAIR neighbourhood. Excellent layout with bright natural light exposure and high ceilings. Main level features all family gathering spaces and a nice legal 1 bedroom suite with separate entrance. Large sunny yard and 3 car garage. Retreat upstairs to 4 spacious ensuites (including 2 primary suites). Solid build with A/C, radiant floor heating, energy-efficient appliances. Modern elegant design. Ready to move in!