

Active
R2403123
 Board: V
 House/Single Family

8091 SPIRES ROAD

Richmond
 Brighthouse
 V6Y 1W1

Residential Detached

\$2,998,000 (LP)

(SP) **M**



Sold Date: _____ Frontage (feet): **50.00** Original Price: **\$2,998,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1965**
 Depth / Size: **IRR 120** Bathrooms: **4** Age: **54**
 Lot Area (sq.ft.): **9,874.00** Full Baths: **1** Zoning: **RS1/E**
 Flood Plain: _____ Half Baths: **3** Gross Taxes: **\$7,312.35**
 Rear Yard Exp: **West** For Tax Year: **2018**
 Council Apprv?: _____ Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **004-932-412**
 Tour: _____
 View: _____ : _____
 Complex / Subdiv: _____
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Stone, Wood**
 Foundation: **Concrete Block**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **2**
 Fireplace Fuel: **Other**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Hot Water**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Other**

Reno. Year: _____
 R.I. Plumbing: **No**
 R.I. Fireplaces: **0**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**
 Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental: _____
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 78, BLOCK 4N, PLAN NWP21489, SECTION 9, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities: _____

Site Influences: **Central Location, Shopping Nearby**

Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 15'4	Bsmt	Dining Room	10'11 x 9'3			x
Main	Dining Room	10'11 x 9'9	Bsmt	Kitchen	9'5 x 9'2			x
Main	Kitchen	12'0 x 16'3	Bsmt	Storage	10'11 x 10'3			x
Main	Master Bedroom	11'7 x 13'0	Bsmt	Laundry	10'2 x 5'9			x
Main	Bedroom	11'8 x 9'4	Main	Workshop	7'5 x 18'6			x
Main	Bedroom	8'11 x 9'4						x
Main	Solarium	10'11 x 10'1						x
Main	Storage	6'4 x 25'3						x
Bsmt	Family Room	17'1 x 14'0						x
Bsmt	Bedroom	11'3 x 11'1						x

Finished Floor (Main):	1,451	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	5	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Bsmt	1	No	Workshop/Shed:
Finished Floor (Basement):	988	Suite:		3	Main	2	Yes	Pool:
Finished Floor (Total):	2,439 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	2	No	Garage Sz:
Unfinished Floor:	304	Beds in Bsmt: 1	Beds not in Basement: 3	5				Door Height:
Grand Total:	2,743 sq. ft.	Basement: Full		6				
				7				
				8				

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

Potential for mid rise-zoning (Urban Centre T5-25m, FSR 2.0) in the Richmond City Centre Area Plan! Prime holding property for development in Spires Gate neighbourhood. Value in land. Home is dated but livable. Please do not walk on property without permission.