



Presented by:
Letty Ho PREC*

Multiple Realty Ltd.
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Active
R2997916
Board: V
House/Single Family

7591 LOMBARD ROAD
Richmond
Granville
V7C 3M9

Residential Detached
\$3,288,000 (LP)
(SP)



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **66.00**
Frontage(metres): **20.12**
Depth / Size: **132**
Lot Area (sq.ft.): **8,716.00**
Lot Area (acres): **0.20**
Flood Plain:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected:
Sewer Type: **City/Municipal**

If new, GST/HST inc?:
Bedrooms: **5**
Bathrooms: **5**
Full Baths: **4**
Half Baths: **1**
Rear Yard Exp:
P.I.D.: **008-691-576**

Original Price: **\$3,288,000**
Approx. Year Built: **2009**
Age: **16**
Zoning: **RS1/E**
Gross Taxes: **\$9,142.26**
For Tax Year: **2024**
Tax Inc. Utilities?:
Tour: [Virtual Tour URL](#)

Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Water Supply: **City/Municipal**

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

Reno. Year:
Rain Screen:
Metered Water: **No**
R.I. Plumbing:

Total Parking: **3** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

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

Legal: **LOT 48, BLOCK 4N, PLAN NWP19107, SECTION 13, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Dev., Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main):	2,603	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,803	Main	Living Room	15'4 x 13'	Above	Primary Bedroom	14' x 18'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 12'	Above	Bedroom	14'6 x 11'8	Main 3
Finished Floor (Below):	0	Bsmt	Kitchen	15' x 10'	Above	Bedroom	12' x 11'	Above 4
Finished Floor (Basement):	0	Main	Family Room	17' x 14'			x	Main 2
		Main	Den	12'6 x 10'			x	Above 3
Finished Floor (Total):	4,406sq. ft.	Main	Wok Kitchen	9'2 x 5'2			x	Above 5
Unfinished Floor:	0	Main	Media Room	20' x 14'4			x	
Grand Total:	4,406sq. ft.	Main	Laundry	8'6 x 5'9			x	
		Main	Bedroom	11'6 x 10'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Nook	9'6 x 9'6			x	
		Main	Foyer	11' x 10'			x	
Suite:		Main	Solarium	18' x 16'			x	
Basement: None		Above	Primary Bedroom	13' x 12'			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **16**

Manuf Type:
MHR#: ByLaw Restrictions:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

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

Deluxe 4406 sq ft well-kept home sitting on an 8,716 sq ft rectangular lot in the prestigious Granville area. Beautiful and quiet inner street. Solidly built 5 bedrooms with all ensuited and a Master Bedroom with a Sauna Room. Triple garage. The glass solarium offers great entertainment and relaxation to guests and family. All appliances are top-of-the-line. Special crown moulding, Air Conditioning, HRV, alarm & video intercom system, electric gate with remote, auto sprinkler system, hardwood floors, granite countertop in kitchen and bathrooms, wok kitchen, media room with wet bar, 10' ceiling on main & 9' ceiling on 2/Floor, 16' ceiling marble foyer, living and family room. Close to McKay Elementary & Burnette Secondary. Exquisite details throughout with exceptional quality.



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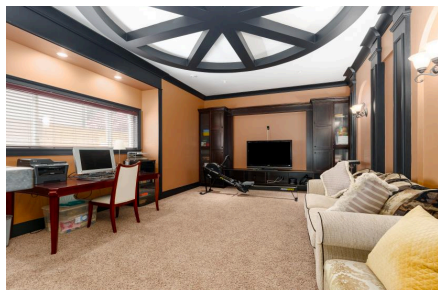
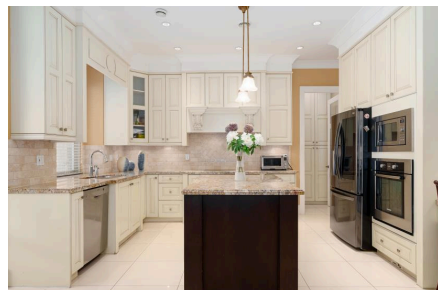
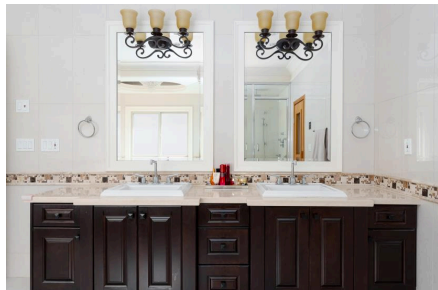
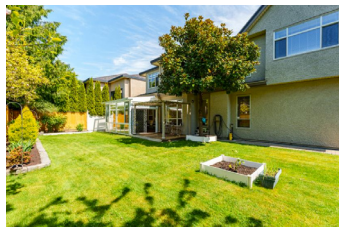
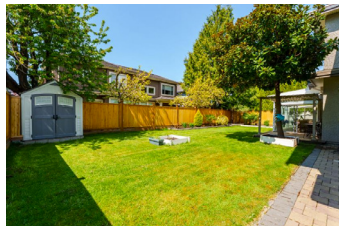
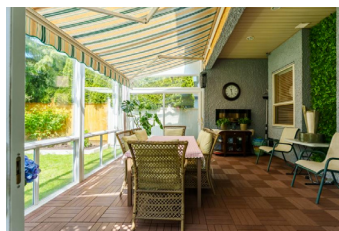
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Personal Real Estate Corporation



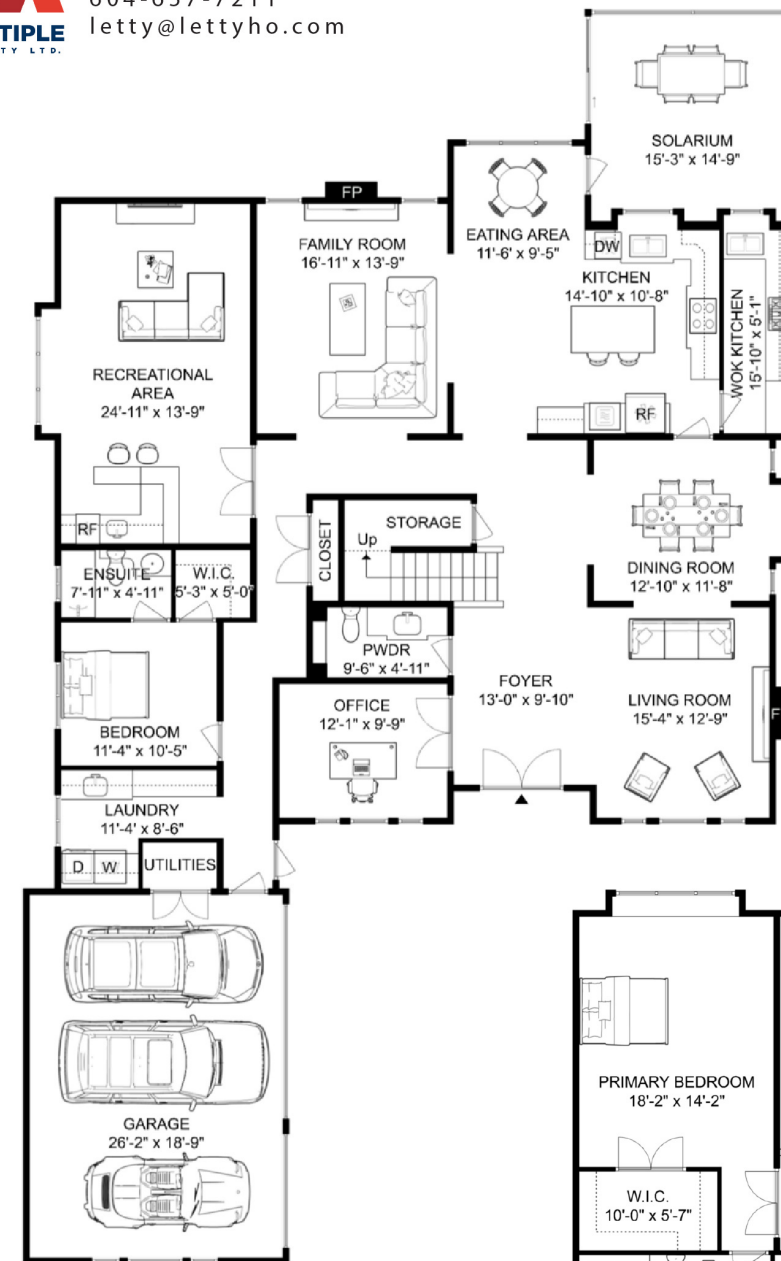
7591 Lombard Road
Richmond

INTERIOR LIVING SPACE	(sq.ft.)
Upper Floor	1,803
Main Floor	2,603
Total Area	4,406

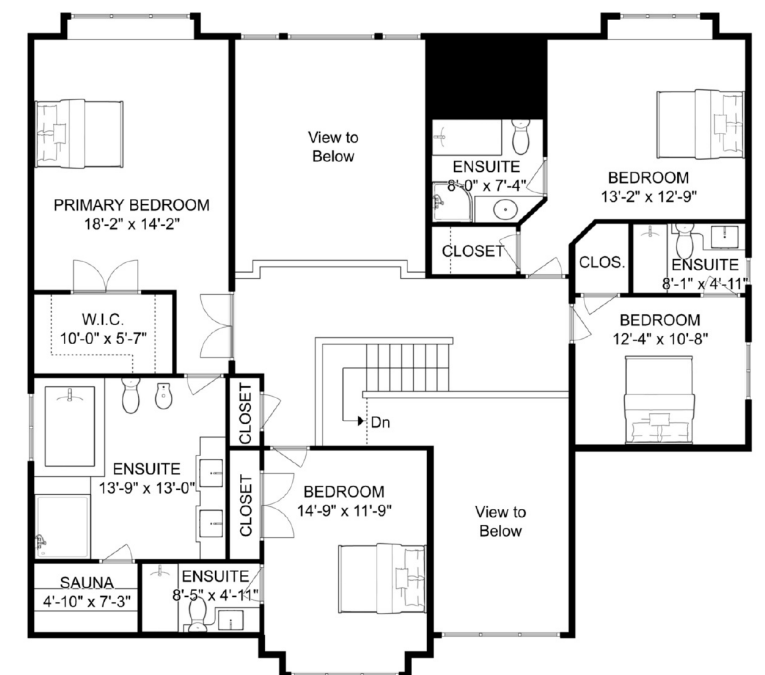
AUXILIARY	
Solarium	225
Garage	491
Combined Total	5,152

5 bed 5½ bath 3 parking

MAIN FLOOR
2,603 sq.ft. | Ceiling Height: 10'-0" to 19'-10"



UPPER FLOOR
1,803 sq.ft. | Ceiling Height: 9'-0"



The floor plan is not suitable for architectural/construction and is covered under E&O. All right reserved for Virtualized Studio. User shall not publish and distribute such material and/or incorporate it in other works in any form.



SCALE

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