

House/Single Family

Presented by:

## **Letty Ho PREC\***

Multiple Realty Ltd. Phone: 604-657-7211



Residential Detached

letty@lettyho.com

Active 7591 LOMBARD ROAD
Richmond
Granville

**\$3,388,000** (LP)

Granville V7C 3M9

(SP) M



Sold Date: If new, GST/HST inc?: Original Price: \$3,388,000 Approx. Year Built: 2009 Meas. Type: Feet Bedrooms: Frontage(feet): 66.00 Bathrooms: Frontage(metres): 20.12 Full Baths: Zoning: RS1/E Depth / Size: Half Baths: Gross Taxes: \$9,142.26 2024 Lot Area (sq.ft.): 8,716.00 Rear Yard Exp: For Tax Year: Lot Area (acres): 0.20 008-691-576 Tax Inc. Utilities?: Flood Plain: Tour: Virtual Tour URL

Complex/Subdiv: First Nation Reserve:

Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal

Style of Home: 2 Storey

Total Parking: 3 Covered Parking: 3 Parking Access: Front
Construction: Frame - Metal

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Parking: Garage; Triple

Parking: **Garage; Triple**Driveway Finish:

Dist. to Public Transit: Dist. to School Bus:
Title to Land: Freehold NonStrata Land Lease Expiry Year:

Maint, Fee:

Title to Land: Freehold NonStrata
Property Disc.: Yes

Renovations: Reno. Year: Property Disc.: Yes # of Fireplaces: 2 R.I. Fireplaces: Rain Screen: Fixtures Leased: No:

Fireplace Fuel: Natural Gas Metered Water: N

Fuel/Heating: Radiant R.I. Plumbing: Fixtures Rmvd:

Outdoor Area: Fenced Yard, Sundeck(s)
Type of Roof: Asphalt

Brick, Mixed, Stone

Concrete Perimeter

Type of Roof: Asphalt

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

Amenities:

Exterior: Foundation:

Site Influences: Central Location, Golf Course Dev., Recreation Nearby, Shopping Nearby

ByLaw Restrictions:

eatures: 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	Bathroo	oms
Finished Floor (Above):	1,803	Main	Living Room	15'4 x13'	Above	Primary Bedroom	14' x 18'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x12'	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' x14'			x	Main	2
Finished Floor (Total):	4,406 sq. ft.	Main Main	Den Wok Kitchen	12'6 x10' 9'2 x5'2			X X	Above Above	3 5
Unfinished Floor:	0	Main	Media Room	20' x14'4			x	Abore	-
Grand Total:	4,406 sq. ft.	Main	Laundry	8'6 x5'9			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main Main Main	Bedroom Nook Fover	11'6 x10'6 9'6 x9'6 11' x10'			X X		
Suite: Basement: <b>None</b>		Main Above	Solarium Primary Bedroom	18' x16' 18' x12'			x x x		
		Manuf Type: Registered in MHR?: PAD Rental:							$\overline{}$

CSA/BCE:

Listing Broker(s): Multiple Realty Ltd.

# of Rooms: 16

Crawl/Bsmt. Height:

# of Kitchens: 2

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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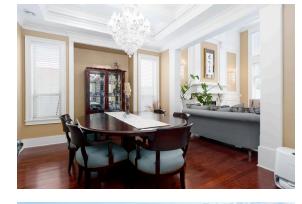
















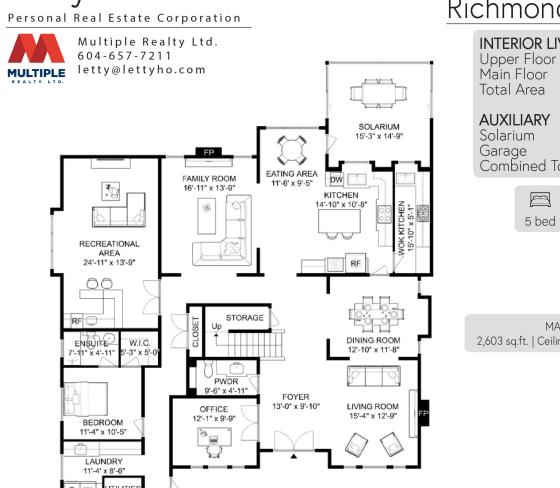








## Letty Ho



## 7591 Lombard Road Richmond

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

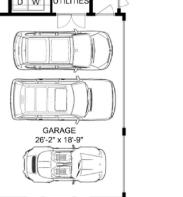
225 491 Garage Combined Total 5,152



5 bed 5½ bath 3 parking

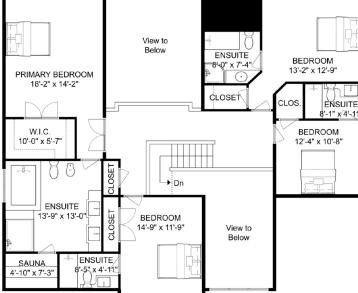
MAIN FLOOR

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









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.





