



Presented by:
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Active
R2756315

8171 CALDER ROAD

Residential Attached

Board: V
 1/2 Duplex

Richmond
 Lackner
 V7C 4B7

\$1,298,000 (LP)

(SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure: **East**
 If new, GST/HST inc?:
 Mgmt. Co's Name:
 Mgmt. Co's Phone:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$0.00**

Original Price: **\$1,298,000**
 Approx. Year Built: **1978**
 Age: **45**
 Zoning: **RD 1**
 Gross Taxes: **\$3,347.43**
 For Tax Year: **2021**
 Tax Inc. Utilities?: **No**
 P.I.D.: **001-650-220**
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 Water Supply: **Community**
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single**
 Locker:
 Dist. to Public Transit:
 Units in Development: **2** Total Units in Strata: **2**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Laminate, Carpet**

Maint Fee Inc:
 Legal: **STRATA LOT 1, BLOCK 4N, PLAN NWS1091, SECTION 24, RANGE 7W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **None**
 Site Influences: **Central Location, Private Setting, Private Yard, Shopping Nearby**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 13'4			x			x
Main	Dining Room	13'4 x 11'1			x			x
Main	Family Room	11'6 x 11'5			x			x
Main	Kitchen	11'7 x 11'6			x			x
Main	Eating Area	11'6 x 8'5			x			x
Main	Laundry	8'9 x 7'5			x			x
Above	Primary	15'3 x 11'6			x			x
Above	Bedroom	13'3 x 10'11			x			x
Above	Bedroom	11'1 x 9'11			x			x
		x			x			x

Finished Floor (Main):	1,064	# of Rooms: 9	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	736	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total):	1,800 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: No Restrictions			5				Grg Dr Ht:
Grand Total:	1,800 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **RE/MAX Real Estate Services**

Well designed half duplex on large lot in excellent quiet neighbourhood. No ditch. Main floor offers spacious living room with vaulted ceiling, formal dining room, bright kitchen with eating area and family room. Master bedroom with full ensuite and 2 other bedrooms and full bathroom upstairs. Large western backyard. Carport plus ample parking space at front. Roof 2018. Close to shopping. School catchment McKay Elementary & Burnett Secondary. 8175 Calder Road also on MLS.