



Presented by:
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Active
R2872066

Board: V
1/2 Duplex

5013 FRANCIS ROAD

Richmond
Lackner
V7C 1K1

Residential Attached

\$1,150,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,150,000
Meas. Type: Metres	Bedrooms: 3	Approx. Year Built: 1979
Frontage(feet): 80.90	Bathrooms: 3	Age: 45
Frontage(metres): 24.66	Full Baths: 2	Zoning: RD1
Depth / Size (ft.): 36.135	Half Baths: 1	Gross Taxes: \$3,080.15
Sq. Footage: 0.00	P.I.D.: 001-738-208	For Tax Year: 2023
Flood Plain:	View: :	Tax Inc. Utilities?: No
Complex / Subdiv:	Complex / Subdiv:	Tour:
First Nation	Services Connctd: Natural Gas	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Fibreglass**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed, Carpet**

Dist. to School Bus:

Legal: **STRATA LOT 2, BLOCK 4N, PLAN NWS1295, 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, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Refrigerator, Stove**

Finished Floor (Main): 1,164	Units in Development: 2	Tot Units in Strata: 2	Locker:
Finished Floor (Above): 738	Exposure:	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 1,902 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Unfinished Floor: 0	Restricted Age:		
Grand Total: 1,902 sq. ft.	# or % of Rentals Allowed:		
Suite: None	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: 2			
# of Kitchens: 1			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'6 x 18'6	Above	Bedroom	11' x 10'6	1	Main	2	No
Main	Dining Room	12' x 14'			x	2	Above	4	Yes
Main	Kitchen	12' x 10'			x	3	Above	4	No
Main	Nook	12' x 6'6			x	4			
Main	Family Room	12' x 10'			x	5			
Main	Laundry	0' x 0'			x	6			
Above	Primary Bedroom	13'6 x 15'3			x	7			
Above	Bedroom	11' x 11'3			x	8			

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

2 side-by-side Strata duplexes on a large lot of about 9600 sq.ft. with wide frontage. Centrally located at corner of Francis and Railway. North/South/West exposure. Each duplex is about 1900 sq.ft. Roof 2019. Spacious living, dining, family room and kitchen with eating area on the main floor; 3 bedrooms up and 2 bathrooms. Lots of parking space at front. 5011 and 5013 Francis selling together as one lot. Rare offering not to be missed.