



Presented by:

Eleanor Tan

Royal LePage Westside

Phone: 604-263-8800

<http://www.eleanortan.com>eleanorsytan@gmail.com

Sold		7640 BROADMOOR BOULEVARD		Residential Detached	
R2783270		Richmond Broadmoor V7A 1A7		\$2,588,000 (LP)	
Board: V House/Single Family				\$2,600,000 (SP)	

Sold Date: **6/2/2023**

Meas. Type: **Feet**

Frontage(feet): **66.00**

Frontage(metres): **20.12**

Depth / Size: **122**

Lot Area (sq.ft.): **8,115.00**

Lot Area (acres): **0.19**

Flood Plain:

View: :

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **8**

Bathrooms: **7**

Full Baths: **7**

Half Baths: **0**

Rear Yard Exp:

P.I.D.: **004-158-679**

Original Price: **\$2,588,000**

Approx. Year Built: **1993**

Age: **30**

Zoning: **HSE**

Gross Taxes: **\$7,459.35**

For Tax Year: **2022**

Tax Inc. Utilities?:

Tour:

Style of Home: 2 Storey		Total Parking: 6	Covered Parking: 3	Parking Access: Front, Lane
Construction: Other		Parking: Garage; Double		
Exterior: Mixed		Driveway Finish:		
Foundation: Concrete Perimeter		Dist. to Public Transit:		
Renovations:		Title to Land: Freehold NonStrata		
# of Fireplaces: 2 R.I. Fireplaces:		Property Disc.: No		
Fireplace Fuel: Other		Fixtures Leased: No		
Fuel/Heating: Radiant		Fixtures Rmvd: :		
Outdoor Area: Fenced Yard, Patio(s)		Floor Finish: Mixed		
Type of Roof: Other				

Legal: **LOT 5, BLOCK 4N, SUB BLOCK F, PLAN NWP16641, SECTION 29, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System**

Finished Floor (Main):	2,562	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,885	Main	Living Room	20'0 x 15'0	Above	Bedroom	14'3 x 13'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'0 x 13'0				Main 3
Finished Floor (Below):	0	Main	Eating Area	14'7 x 13'6				Main 3
Finished Floor (Basement):	0	Main	Kitchen	15'7 x 15'0				Above 5
Finished Floor (Total):	4,447 sq. ft.	Main	Laundry	7'5 x 6'1				Above 4
Unfinished Floor:	0	Main	Family Room	19'0 x 15'0				Above 4
Grand Total:	4,447 sq. ft.	Main	Bedroom	13'8 x 11'5				Above 4
		Main	Bedroom	11'3 x 9'5				Above 4
		Main	Bedroom	15'4 x 11'4				Above 4
		Above	Primary Bedroom	22'0 x 15'0				Above 4
		Above	Bedroom	12'0 x 11'9				Above 4
		Above	Bedroom	13'9 x 11'9				Above 4
		Above	Bedroom	12'0 x 10'8				Above 4

Suite: None		Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: None		MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:		
# of Kitchens: 1	# of Rooms: 14			

Listing Broker(s): **Royal LePage Westside** **Royal Pacific Riverside Realty Ltd.**

LIVE IN THE DESIRABLE BROADMOOR AREA, BUILT BY A GERMAN BUILDER 30 YEARS AGO, THIS 2 LEVEL HOME OFFERS 4,447 SQ.FT. OF LIVING SPACE, 7 LARGE BEDROOMS AND A DEN AND 7 FULL BATHS. TWO KITCHENS, ONE IS A WOK KITCHEN, NORTH OR SOUTH FACING, LOT SIZE 8115 SQ. FT. 3 CAR GARAGE ACCESS FROM THE BACK LANE OR FRONT. THE HOME NEEDS WORK, THOUGH THERE IS EXCELLENT POTENTIAL TO MAKE THIS THE HOME OF YOUR DREAMS. CONVENIENT LOCATION STEPS TO TRANSIT, SHOPPING, PARKS, SOUTH ARM COMMUNITY CENTRE AND EXCELLENT SCHOOL CATCHMENTS.