

Presented by:

# Simon Wang

Metrowest Building Services

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**Active**  
**R2150106**

Board: V  
House/Single Family

## 3800 ROYALMORE AVENUE

Richmond  
Seafair  
Y7C 1P6

Residential Detached

**\$2,390,000** (LP)

(SP) 



Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$2,390,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1997</b>
Depth / Size: <b>106.5</b>	Bathrooms:	<b>5</b>	Age: <b>20</b>
Lot Area (sq.ft.): <b>7,029.00</b>	Full Baths:	<b>4</b>	Zoning: <b>RES</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$5,800.00</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>			P.I.D.: <b>004-222-903</b>
			Tour:

View: :

Complex / Subdiv:

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

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Other**  
 Rain Screen: **No**  
 Renovations: **No**  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Other, Tile - Composite**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
 Parking: **DetachedGrge/Carport**

Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 18 BLOCK 4N SUB BLOCK3 PLAN 16609 SECTION 21,22 RANGE 7W LAND DISTRICT 36**

Amenities:

Site Influences: **Central Location, Private Yard, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10'3 x 9'6	Above	Master Bedroom	15'5 x 14'2			x
Main	Living Room	18'5 x 12'7	Above	Walk-In Closet	9'5 x 10'0			x
Main	Dining Room	14'2 x 12'7	Above	Master Bedroom	13'3 x 12'7			x
Main	Kitchen	13'9 x 12'7	Above	Master Bedroom	10'0 x 13'5			x
Main	Kitchen	6'6 x 12'7			x			x
Main	Family Room	12'8 x 11'0			x			x
Main	Bedroom	15'8 x 13'4			x			x
Main	Office	13'2 x 11'2			x			x
Main	Laundry	6'1 x 3'5			x			
Main	Foyer	8'8 x 17'9			x			

Finished Floor (Main):	<b>1,961</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,367</b>	# of Kitchens: <b>2</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Above	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	Above	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,328 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	<b>4</b>	<b>Yes</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5	Main	<b>4</b>	<b>Yes</b>	Door Height:
		Basement: <b>None</b>	6				
Unfinished Floor:	<b>0</b>	Beds not in Basement: <b>5</b>	7				
Grand Total:	<b>3,328 sq. ft.</b>		8				

Listing Broker(s): **Metrowest Building Services**

**Excellent value in Seafair! West of Richmond! Spacious about 3350 sqft custom-bulit home on a large south facing lot (66 X 106.5). This 20 year old, well-maintained home features a bright open floor plan with 5 bdrms (3 ensuited bdrms, 1 on main floor, 2 on up floor) and high-ceiling foyer/living/family rooms. Granite counter top, skylights, 2 kitchens, radiant heating. Convenient location just steps to James Gilmore Elementary & Boyd Secondary, shopping mall, community center, golf course & the Pyke.**