## R2926196 House/Single Family

## 9480 PATTERSON ROAD RICHMOND

West Cambie, V6X 1R1

**Residential Detached** \$1,949,900 (LP)

164.02 Depth/Size (ft): Frontage (ft): 69.77 11,484.00 Lot Area: (sq.ft.) Flood Plain:

Bedrooms: Bathrooms: **Full Baths:** Half Baths:

4 2 1

Approx. Year Built: 1966 Age: 58 Zoning: RS1/E **Gross Taxes:** \$6,116.04 For Tax Year: 2023

P.I.D.: 009-024-948

Style of Home:

Rear Yard Exp:

2 Storey, Basement Entry

South

No

Construction: Frame - Wood Exterior: Other

Foundation: Rain Screen: Renovations:

# of Fireplaces:

1 - Fuel: Wood

Water Supply: City/Municipal Fuel/Heating: Hot Water, Radiant

Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s) **Outdoor Area:** 

Type of Roof: Metal Floor Finish: Mixed

Total: 9 - Covered: 3 Parking:

**Covered Parking: Parking Access:** Front

Parking: Garage; Triple Locker:

Units in Dev: Distance to:

Title to Land: Freehold NonStrata

**Property Disc:** Yes

**PAD Rental:** 

Floor

Below

Below

Below

**Fixtures Leased:** No Fixtures Rmvd: No

View: No

Mgmt. Company: Complex / Subdiv:

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

LOT 44, BLOCK 5N, PLAN NWP29405, SECTION 27, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 76902 Legal:

Amenities: In Suite Laundry, Storage, Workshop Detached Site Influences: Central Location, Private Yard, Recreation Nearby ClthWsh/Dryr/Frdg/Stve/DW,Refrigerator,Stove Features:

**Bylaw Restric:** 

Finished Floor (Main):

Finished Floor (Above):

Finished Floor (Below):

Finished Floor (Bsmt):

Finished Floor (Total):

**Unfinished Floor:** 

**Grand Total:** 

Listing Broker(s): **RE/MAX Select Realty** 

Floor	Туре	Dimensions
Main	Living Room	15'4 x 18'6
Main	Dining Room	9'1 x 11'4
Main	Kitchen	13'2 x 11'7
Main	Bedroom	10'5 x 12'2
Main	Bedroom	10'3 x 11'9
Main	Bedroom	11'2 x 12'2
Below	Recreation Room	15'3 x 28'4

1,264 sqft

1,070 sqft

2,334 sqft

2,334 sqft

0 saft

0 sqft

0 sqft

# Of Rooms: 10 # Of Kitchens: 1 2 # Of Levels: Suite: None

Crawl/Bsmt Height:

**Basement:** Full **Beds In Bsmt:** 0/4

# Of Pets:

**Bathroom Floor** # of Pieces Ensuite? Main 5 Nο 2 Below No

Dimensions

11'4 x 16'2

9'5 x 9'2

7'0 x 5'4

ATTN: BUILDERS and DEVELOPERS. Priced \$165,600 BELOW ASSESSED VALUE! Huge 11,484 SqFt LOT (70' frontage x 164) just a hop, skip, and jump from the Vancouver city border and Vancouver International Airport. Fantastic REDEVELOPMENT POTENTIAL as property is located within 800m of the SKYTRAIN station, making it qualify for the provincial TRANSIT ORIENTATED AREA (TOA) up-zoning for MULTI-FAMILY development. Very clean, well maintained house which includes radiant hot water heat and a metal roof. Property also includes a huge 20'11 x 41'4 detached garage/shop. Don't miss this great opportunity, call today!

Type

Bedroom

Storage

Foyer