

R2482848
House/Single Family

7939 MCLENNAN AVENUE
Richmond
McLennan
V6Y 2T8

Residential Detached
\$3,199,900 (LP)



Depth/Size (ft.): **303** Frontage (ft.): **61.00** Approx. Yr Built: **2006**
 Lot Area (sq.ft.): **18,295.20** Bedrooms: **10** Age: **14**
 Flood Plain: Bathrooms: **8** Zoning: **RS1/F**
 Rear Yard Exp: **West** Full Baths: **8** Gross Taxes: **\$6,771.32**
 Half Baths: **0** For Tax Year: **2019**
 P.I.D.: **025-877-755**

View:
Complex / Subdiv:
Services Connected: **Electricity,Natural Gas,Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed,Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Electric,Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tile - Concrete**

Total Parking: **6** Covered Parking: **4** Parking Access: **Front**
 Parking: **Carpport; Single,Garage; Triple**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Tile**

Legal: **LOT 2, BLOCK 4N, PLAN BCP9909, SECTION 14, RANGE 6W, NEW WESTMINSTER LAND DISTRI**
 Amenities: **In Suite Laundry**
 Site Influences: **Central Location,Private Setting,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 21'5	Main	Bedroom	10'9 x 10'4	Above	Bedroom	12'11 x 7'7
Main	Dining Room	14' x 16'	Main	Laundry	14'5 x 9'1	Above	Bedroom	14'2 x 12'0
Main	Kitchen	10'10 x 16'3	Main	Storage	5'9 x 3'8	Above	Bedroom	14'2 x 12'
Main	Wok Kitchen	7'5 x 11'2	Main	Media Room	16'10 x 12'	Above	Bedroom	11' x 11'
Main	Eating Area	10'10 x 11'	Main	Foyer	13' x 20'5	Above	Living Room	12'8 x 9'8
Main	Family Room	13'7 x 18'10	Above	Master Bedroom	13'5 x 19'2	Above	Kitchen	9'3 x 6'3
Main	Office	13'1 x 11'10	Above	Walk-In Closet	6' x 6'10	Above	Bedroom	10'2 x 11'
Main	Living Room	15'7 x 9'	Above	Bedroom	10'9 x 13'2			x
Main	Kitchen	11'2 x 6'	Above	Walk-In Closet	4'3 x 6'10			
Main	Bedroom	14'5 x 10'11	Above	Bedroom	13'10 x 12'4			

Finished Floor (Main):	3,754	# of Rooms:	27	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	3,048	# of Kitchens:	4	1	Main	4	No
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Main	4	Yes
Finished Floor (Total):	6,802 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes
Unfinished Floor:	0	Beds in Bsmt.:	0 Beds not in Bsmt.: 10	5	Above	4	Yes
Grand Total:	6,802 sq. ft.	Basement:	None	6	Above	4	Yes
				7	Above	4	No
				8	Above	6	Yes

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

CUSTOM DESIGNED HOME! This Freshly Painted Family Home offers 10 Bedrooms, 8 Bathrooms, and just over 6,800 square feet of lavish living space located in the most sought after area central area in Richmond. Welcoming Porte-Cochere and a spacious grand entryway, bright layout with High ceilings, Welcome your guest into a very spacious Living room with Gas Fireplace and joining dining Room for entertaining, Gourmet dream kitchen plus spice kitchen has stainless steel appliances, a large island with stone countertops, and an abundance of storage and cabinet space. Master bedroom with full ensuite & large sundeck for BBQ West facing backyard, Enjoy Country Lifestyle, Convenient location to all amenities, easy access to HWY 99 and HWY 91, and public transit is just 2 blocks away!