4871 LANCELOT DRIVE RICHMOND

House/Single Family		Boyd Park, V7C 4S4						\$1,749,000	
Depth/Size ((ft):	0	Bedrooms:		4	Approx. Year Bu	uilt: 197	77	
rontage (ft)	t):		Bathrooms:		3	Age:	47		
ot Area: (s	sq.ft.)	7,111.00	Full Baths:		2	Zoning:	RS	1/E	
-lood Plain:	:		Half Baths:		1	Gross Taxes:	\$4,8	816.24	
Rear Yard E	Exp:	East				For Tax Year:	202	23	
View:						P.I.D.:	003	8-648-788	
Style of Hon	me:	2 Storey			Parking:	Total: 4 - Covere	ed: 2		
Construction:		Frame - Wood			Covered Parking:	2			
Exterior:		Mixed,Wood			Parking Access:	Front			
Foundation:					Parking:	Add. Parking Ava	ail.,Garage; Doub	le	
Rain Screen	า:				Locker:				
Renovations	s:				Units in Dev:				
f of Fireplac	ces:	2 - Fuel: Wood			Distance to:				
Water Supply:		City/Municipal			Title to Land:	Freehold NonStrata			
Fuel/Heating	0	Electric			Property Disc:	Yes			
Outdoor Are	ea:	Fenced Yard,Patio(s),Sun	ideck(s)		PAD Rental:				
Type of Roo	of:	Asphalt			Fixtures Leased:	No			
Floor Finish:		Hardwood,Wall/Wall/Mixe	ed .		Fixtures Rmvd:	No			
Mgmt. Com Complex / S Services Co Legal: Amenities:	Subdiv: onnected:	BOYD PARK Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-5			GE 7W, NEW WESTMINS	STER LAND DISTRICT			
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influend Features: Bylaw Restr	Subdiv: onnected: ces: ric:	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S ClthWsh/Dryr/Frdg/Stve/I	Sac,Private Yard,Shc		GE 7W, NEW WESTMINS	STER LAND DISTRICT			
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influend Features: Bylaw Restr	Subdiv: onnected: ces: ric:	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S	Sac,Private Yard,Shc		GE 7W, NEW WESTMINS	STER LAND DISTRICT			
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	Subdiv: connected: cces: ric: ker(s): Type	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S ClthWsh/Dryr/Frdg/Stve/I Grand Central Realty Dimensions	Sac,Private Yard,Shc DW,Storage Shed Floor	opping Nearby	Dimensions	Floor	Туре	Dimensions	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influend Features: Bylaw Restr Listing Brok	Subdiv: onnected: cces: ric: ker(s): Type Foyer	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S ClthWsh/Dryr/Frdg/Stve/I Grand Central Realty Dimensions 10'7 x 4'0	Sac,Private Yard,Shc DW,Storage Shed Floor Main	opping Nearby Type Patio	Dimensions 13'9 x 11'9	Floor Main	Patio	28'8 x 26'11	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influend Features: Bylaw Restr Listing Brok Listing Brok Listing Brok	Subdiv: onnected: ices: ric: ker(s): Type Foyer Living Room	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S ClthWsh/Dryr/Frdg/Stve/I Grand Central Realty Dimensions 10'7 x 4'0 19'7 x 17'9	Sac,Private Yard,Shc DW,Storage Shed Floor	Type Patio Patio	Dimensions	Floor Main Main	Patio Storage	28'8 x 26'11 9'10 x 4'8	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Listing Brok Floor Main Main Main	Subdiv: connected: ric: ker(s): Type Foyer Living Room Dining Room	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S ClthWsh/Dryr/Frdg/Stve/I Grand Central Realty Dimensions 10'7 x 4'0 19'7 x 17'9 14'8 x 11'2	Sac,Private Yard,Shc DW,Storage Shed Floor Main	Type Patio Patio Primary	Dimensions 13'9 x 11'9	Floor Main Main Main	Patio Storage Storage	28'8 x 26'11 9'10 x 4'8 10'9 x 4'4	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Bite Influence Features: Bylaw Restr Listing Brok Floor Main Main Main	Subdiv: connected: ces: ric: ker(s): Type Foyer Living Room Dining Room Kitchen	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S ClthWsh/Dryr/Frdg/Stve/I Grand Central Realty Dimensions 10'7 x 4'0 19'7 x 17'9 14'8 x 11'2 15'6 x 12'6	Sac,Private Yard,Shc DW,Storage Shed Floor Main Main Above	Type Patio Patio Primary Bedroom	Dimensions 13'9 x 11'9 17'4 x 11'3 19'10 x 11'10	Floor Main Main Main Main Main	Patio Storage Storage Laundry	28'8 x 26'11 9'10 x 4'8 10'9 x 4'4 4'0 x 4'5	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Listing Brok Floor Main Main Main Main Main	Subdiv: connected: rices: ric: ker(s): Type Foyer Living Room Dining Room Kitchen Family Room	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S ClthWsh/Dryr/Frdg/Stve/I Grand Central Realty Dimensions 10'7 x 4'0 19'7 x 17'9 14'8 x 11'2 15'6 x 12'6 18'0 x 16'4	Sac,Private Yard,Sho DW,Storage Shed Floor Main Main Above Above	Type Patio Patio Primary Bedroom Bedroom	Dimensions 13'9 x 11'9 17'4 x 11'3 19'10 x 11'10 18'10 x 12'9	Floor Main Main Main	Patio Storage Storage	28'8 x 26'11 9'10 x 4'8 10'9 x 4'4	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main	Subdiv: onnected: ices: ric: ker(s): Type Foyer Living Room Dining Room Kitchen Family Room Games Roon	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S ClthWsh/Dryr/Frdg/Stve/I Grand Central Realty Dimensions 10'7 x 4'0 19'7 x 17'9 14'8 x 11'2 15'6 x 12'6 18'0 x 16'4 n 15'11 x 14'7	Sac,Private Yard,Sho DW,Storage Shed Floor Main Main Above Above Above	Type Patio Patio Primary Bedroom Bedroom Bedroom	Dimensions 13'9 x 11'9 17'4 x 11'3 19'10 x 11'10 18'10 x 12'9 14'8 x 10'10	Floor Main Main Main Main Main	Patio Storage Storage Laundry	28'8 x 26'11 9'10 x 4'8 10'9 x 4'4 4'0 x 4'5	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Aain Main Main Main Main Main	Subdiv: connected: rices: ric: ker(s): Type Foyer Living Room Dining Room Kitchen Family Room	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S ClthWsh/Dryr/Frdg/Stve/I Grand Central Realty Dimensions 10'7 x 4'0 19'7 x 17'9 14'8 x 11'2 15'6 x 12'6 18'0 x 16'4	Sac,Private Yard,Sho DW,Storage Shed Floor Main Main Above Above	Type Patio Patio Primary Bedroom Bedroom	Dimensions 13'9 x 11'9 17'4 x 11'3 19'10 x 11'10 18'10 x 12'9	Floor Main Main Main Main Main	Patio Storage Storage Laundry	28'8 x 26'11 9'10 x 4'8 10'9 x 4'4 4'0 x 4'5	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influend Features: Bylaw Restr Sylaw Restr Sylaw Restr Sylaw Restr Soor Aain Main Main Main Main Main Main	Subdiv: connected: rices: ric: ker(s): Type Foyer Living Room Dining Room Kitchen Family Room Games Room Solarium	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S ClthWsh/Dryr/Frdg/Stve/I Grand Central Realty Dimensions 10'7 x 4'0 19'7 x 17'9 14'8 x 11'2 15'6 x 12'6 18'0 x 16'4 15'11 x 14'7 14'5 x 4'2	Sac,Private Yard,Sho DW,Storage Shed Floor Main Main Above Above Above Above	Type Patio Patio Primary Bedroom Bedroom Bedroom Office	Dimensions 13'9 x 11'9 17'4 x 11'3 19'10 x 11'10 18'10 x 12'9 14'8 x 10'10 12'4 x 9'5 12'3 x 10'0	Floor Main Main Main Main Main	Patio Storage Storage Laundry Walk-In Closet	28'8 x 26'11 9'10 x 4'8 10'9 x 4'4 4'0 x 4'5	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influend Features: Bylaw Restr Listing Brok Cloor Main Main Main Main Main Main Main	Subdiv: onnected: ices: ric: ker(s): Type Foyer Living Room Dining Room Dining Room Kitchen Family Room Games Roon Solarium	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S ClthWsh/Dryr/Frdg/Stve/I Grand Central Realty Dimensions 10'7 x 4'0 19'7 x 17'9 14'8 x 11'2 15'6 x 12'6 18'0 x 16'4 n 15'11 x 14'7	Sac,Private Yard,Sho DW,Storage Shed Floor Main Main Above Above Above Above Above	Type Patio Patio Primary Bedroom Bedroom Bedroom Office	Dimensions 13'9 x 11'9 17'4 x 11'3 19'10 x 11'10 18'10 x 12'9 14'8 x 10'10 12'4 x 9'5	Floor Main Main Main Above	Patio Storage Storage Laundry Walk-In Closet	28'8 x 26'11 9'10 x 4'8 10'9 x 4'4 4'0 x 4'5 7'0 x 10'5	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: onnected: ices: ric: ker(s): Type Foyer Living Room Dining Room Kitchen Family Room Games Roon Solarium	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S ClthWsh/Dryr/Frdg/Stve/I Grand Central Realty Dimensions 10'7 x 4'0 19'7 x 17'9 14'8 x 11'2 15'6 x 12'6 18'0 x 16'4 15'11 x 14'7 14'5 x 4'2 1,543 sqft	Sac,Private Yard,Sho DW,Storage Shed Floor Main Main Above Above Above Above Above Above Above	Type Patio Patio Primary Bedroom Bedroom Bedroom Office	Dimensions 13'9 x 11'9 17'4 x 11'3 19'10 x 11'10 18'10 x 12'9 14'8 x 10'10 12'4 x 9'5 12'3 x 10'0 19	Floor Main Main Main Above Bathroom Floor	Patio Storage Storage Laundry Walk-In Closet	28'8 x 26'11 9'10 x 4'8 10'9 x 4'4 4'0 x 4'5 7'0 x 10'5 Ensuite?	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: onnected: ices: ric: ker(s): Type Foyer Living Room Dining Room Kitchen Family Room Games Roon Solarium oor (Main): oor (Above): oor (Below):	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S ClthWsh/Dryr/Frdg/Stve/I Grand Central Realty Dimensions 10'7 x 4'0 19'7 x 17'9 14'8 x 11'2 15'6 x 12'6 18'0 x 16'4 15'11 x 14'7 14'5 x 4'2 1,543 sqft 1,389 sqft	Sac,Private Yard,Sho DW,Storage Shed Floor Main Above Above Above Above Above Above Above Above Above Above Above Above	Type Patio Patio Primary Bedroom Bedroom Bedroom Office	Dimensions 13'9 x 11'9 17'4 x 11'3 19'10 x 11'10 18'10 x 12'9 14'8 x 10'10 12'4 x 9'5 12'3 x 10'0 19 1	Floor Main Main Main Main Above Bathroom Floor Main	Patio Storage Storage Laundry Walk-In Closet	28'8 x 26'11 9'10 x 4'8 10'9 x 4'4 4'0 x 4'5 7'0 x 10'5 Ensuite? No	
Mgmt. Complex / S Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: onnected: ices: ric: ker(s): Type Foyer Living Room Dining Room Kitchen Family Room Games Roon Solarium oor (Main): oor (Above): oor (Below): oor (Bsmt):	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S ClthWsh/Dryr/Frdg/Stve/I Grand Central Realty Dimensions 10'7 x 4'0 19'7 x 17'9 14'8 x 11'2 15'6 x 12'6 18'0 x 16'4 15'11 x 14'7 14'5 x 4'2 1,543 sqft 1,389 sqft 0 sqft	Sac,Private Yard,Sho DW,Storage Shed Floor Main Above Above Above Above Above Above Above Above Above Above Suite:	Type Patio Patio Primary Bedroom Bedroom Bedroom Office	Dimensions 13'9 x 11'9 17'4 x 11'3 19'10 x 11'10 18'10 x 12'9 14'8 x 10'10 12'4 x 9'5 12'3 x 10'0 19 1	Floor Main Main Main Main Above Bathroom Floor Main Above	Patio Storage Storage Laundry Walk-In Closet	28'8 x 26'11 9'10 x 4'8 10'9 x 4'4 4'0 x 4'5 7'0 x 10'5 Ensuite? No Yes	
	Subdiv: onnected: ices: ric: ker(s): Type Foyer Living Room Dining Room Kitchen Family Room Games Room Solarium Oor (Main): oor (Above): oor (Below): oor (Below): oor (Bsmt): oor (Total):	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S ClthWsh/Dryr/Frdg/Stve/I Grand Central Realty Dimensions 10'7 x 4'0 19'7 x 17'9 14'8 x 11'2 15'6 x 12'6 18'0 x 16'4 15'11 x 14'7 14'5 x 4'2 1,543 sqft 1,389 sqft 0 sqft	Sac,Private Yard,Sho DW,Storage Shed Floor Main Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above	Type Patio Patio Primary Bedroom Bedroom Bedroom Office	Dimensions 13'9 x 11'9 17'4 x 11'3 19'10 x 11'10 18'10 x 12'9 14'8 x 10'10 12'4 x 9'5 12'3 x 10'0 19 1	Floor Main Main Main Main Above Bathroom Floor Main Above	Patio Storage Storage Laundry Walk-In Closet	28'8 x 26'11 9'10 x 4'8 10'9 x 4'4 4'0 x 4'5 7'0 x 10'5 Ensuite? No Yes	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: ponnected: ric: ker(s): Type Foyer Living Room Dining Room Dining Room Kitchen Family Room Games Room Solarium poor (Main): oor (Above): oor (Below): oor (Bsmt): oor (Total): Floor:	Community,Electricity LOT 633, BLOCK 4N, PL. In Suite Laundry,Storage Central Location,Cul-de-S ClthWsh/Dryr/Frdg/Stve/I Grand Central Realty Dimensions 10'7 x 4'0 19'7 x 17'9 14'8 x 11'2 15'6 x 12'6 18'0 x 16'4 15'11 x 14'7 14'5 x 4'2 1,543 sqft 1,389 sqft 0 sqft 2,932 sqft	Sac,Private Yard,Sho DW,Storage Shed Floor Main Above Above Above Above Above # Of Rooms: # Of Kitchen # Of Levels: Suite: Crawl/Bsmt	Type Patio Patio Primary Bedroom Bedroom Bedroom Office	Dimensions 13'9 x 11'9 17'4 x 11'3 19'10 x 11'10 18'10 x 12'9 14'8 x 10'10 12'4 x 9'5 12'3 x 10'0 19 1 2	Floor Main Main Main Main Above Bathroom Floor Main Above	Patio Storage Storage Laundry Walk-In Closet	28'8 x 26'11 9'10 x 4'8 10'9 x 4'4 4'0 x 4'5 7'0 x 10'5 Ensuite? No Yes	

WELCOME TO DESIRABLE BOYD PARK. This home is tucked in a quiet cul-de-sac street. This large 2933 sqft home features a large living, family and bonus games room on the main floor, with a large walk out patio and sunroom. Upstairs has 4 bedrooms, with a sundeck off one bedroom and bonus office from another bedroom, very unique home. Ample storage with 2 sheds around the property and lots of outdoor space to enjoy those summer evening BBQ's. Large private back yard at 7111 sqft. This home is perfect for a growing family. Close to all shops and walking distance to railway where you can walk along the boardwalk or bike down to Steveston. This is a place you would love to call home. Come see for yourself. BOOK YOUR APPT TODAY !!!

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