

Sold
R2110153
 Board: V, Detached
 House/Single Family

6341 HOLLY PARK DRIVE

Ladner
 Holly
 V4K 4T2

\$1,088,800 (LP)
\$1,050,000 (SP)



Days on Market: **7** List Date: **9/15/2016** Expiry Date: **11/30/2016**
 Previous Price: **\$0** Original Price: **\$1,088,800** Sold Date: **9/22/2016**
 Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **1990**
 Depth / Size: Frontage (metres): Age: **26**
 Lot Area (sq.ft.): **5,416.00** Bedrooms: **4** Zoning: **RS6**
 Flood Plain: Bathrooms: **3** Gross Taxes: **\$3,905.10**
 Approval Req.?: Full Baths: **2** For Tax Year: **2016**
 Rear Yard Exp: **Northwest** Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **014-195-917**
 View: **No** Tour:
 Complex / Subdiv: **SUNRISE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco**
 Foundation: **Concrete Perimeter** CSA/BCE:
 Rain Screen: Reno. Year:
 Renovations: **Partly** R.I. Plumbing:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Registered:
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL 81712 LT 177 LD 36 SEC 35 TWP 5**
 Amenities: **Storage**

Municipal Charges
 Garbage: **\$183.00**
 Water: **\$0.00**
 Dyking: **\$0.00**
 Sewer: **\$0.00**
 Other:

Site Influences: **Central Location, Private Setting, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Vacuum Blt. In, Windows - Thermo**

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

Finished Floor (Main): **1,638** # of Rooms: **13**
 Finished Floor (Above): **550** # of Kitchens: **1**
 Finished Floor (Below): **0** # of Levels: **2**
 Finished Floor (Basement): **0** Suite: **None**
 Finished Floor (Total): **2,188 sq. ft.** Crawl/Bsmt. Height:
 Unfinished Floor: **0** Beds in Basement: **0** Beds not in Basement: **4**
 Grand Total: **2,188 sq. ft.** Basement: **None**

Bath	Floor	# of Pieces	Ensuite?	Outbuildings
1	Main	4	Yes	Barn:
2	Main	2	No	Workshop/Shed:
3	Above	4	No	Pool:
4				Garage Sz:
5				Door Height:
6				
7				
8				

List Broker 1: **RE/MAX Progroup Realty - Office: 604-943-8080** List Broker 2:
 List Sales Rep 1: **Philip L Cote - Phone: 604-943-7090** **phil-cote@telus.net** Appointments: **Phone L.R. First**
 List Sales Rep 2: **3:** Call: **PHIL COTE**
 Sell Broker 1: **Royal LePage Regency Realty - Office: 604-943-7411** Phone: **604-943-7090**
 Sell Sales Rep 1: **Larry Prest** 2: 3:
 Owner: **J. RUSSELL/A. RUSSELL**
 Commission: **3.255% ON \$100,000/1.1625% ON BAL**
 Occupancy: **Owner**

Realtor **Please visit www.brucecote.ca for full photo tour. All measurements are approximate buyer to verify if important.**
 Remarks:

Beautiful renovated 4 Bedroom 2.5 bath home features a gourmet kitchen with center island w/ granite countertops, spacious bedrooms, stainless steel appliances, gas range, custom blinds, new interior designer paint, vaulted ceilings, custom crown mouldings and newer roof. This property features a sun drenched patio, private yard and beautiful gardens. Great location - 2 blocks to Holly Park School & park.