



Presented by:

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Sold
R2597054

Board: V
House/Single Family

4208 CRAIGFLOWER DRIVE

Richmond
Boyd Park
V7C 4W3

Residential Detached

\$1,599,000 (LP)

\$1,598,000 (SP)



Sold Date: 8/2/2021	If new, GST/HST inc?:	Original Price: \$1,599,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1978
Frontage(feet): 45.00	Bathrooms: 3	Age: 43
Frontage(metres): 13.72	Full Baths: 2	Zoning: RS1-B
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,331.15
Lot Area (sq.ft.): 5,399.00	Rear Yard Exp: South	For Tax Year: 2020
Lot Area (acres): 0.12	P.I.D.: 003-746-241	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
Services Connected: Electricity, Natural Gas, Water		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: 2 Storey	Total Parking: 5 Covered Parking: 1 Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Single
Exterior: Other, Wood	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit:
	Title to Land: Freehold NonStrata Dist. to School Bus:
Renovations: Partly	Property Disc.: No Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Rain Screen:
Fireplace Fuel: Electric, Natural Gas	Metered Water:
Fuel/Heating: Forced Air	R.I. Plumbing:
Outdoor Area: Fenced Yard	Fixtures Leased: No :
Type of Roof: Wood	Fixtures Rmvd: No :
	Floor Finish:

Legal: **LOT 755, BLOCK 4N, PLAN NWP52730, SECTION 23, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,170	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	810	Main	Living Room	14'1 x 19'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'3 x 12'7			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	14'3 x 11'10			x	Above 3
Finished Floor (Basement):	0	Main	Foyer	5'8 x 7'5			x	Above 3
Finished Floor (Total):	1,980sq. ft.	Main	Family Room	17'1 x 12'11			x	
Unfinished Floor:	0	Main	Laundry	8'1 x 4'10			x	
Grand Total:	1,980sq. ft.	Above	Master Bedroom	14'9 x 10'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	9' x 11'7			x	
		Above	Bedroom	12'5 x 9'8			x	
		Main	Solarium	17' x 12'			x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Magsen Realty Inc.**

This home found a new owner! Well-kept family home in West Richmond's highly sought after Boyd Park area. This 3-bedroom and 3-bathroom home offers the most practical floor plan, main level features: living room with open-to-above 20ft ceiling, floor to ceiling windows allowing lots natural light, gourmet kitchen with quartz countertops, soft closing cabinets, loads of storage and potlights, south-facing family room with access to newly built solar room; upper level features 3 bedrooms and 2 full bath. Fenced backyard and hot tub are perfect for entertaining. This charming family neighborhood is conveniently located near top schools, grocery stores, recreation, parks, shopping and transit.