

Presented by:
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Richmond, VRI32 (Lackner)
8211 CARMEL RD

MLS # V607369

Residential Detached
Sold



List Price: **\$539,000** Sold Price: **\$550,000**
 Sold Date: **21-Aug-06**

Complex/Subdiv: Postal Code: **V7C 3R2**
 Frontage: **118.00 ft** Type: **HOUSE**
 Depth/Size: **66.99** Approx Yr Blt: **1968**
 Lot Area SqFt: **7,923** Bedrooms: **5** Age at List Date: **38**
 Rear Yard Exp: Bathrooms: **2** Zoning: **R1/E**
 Meas Type: **Imperial** Full Baths: **2** Taxes: **\$2,569 /2006**
 Flood Plain: Half Baths: **0** If New GST Incl:
 Serv. Connected: Occupancy: **Tenant**

View:

Style of Home: 2 Storey	Total Parking: 3	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Carport; Single	
Exterior: Wood	Dist to Public Trans:	Dist to School Bus:
Rainscreen:	Possession:	
Type of Roof: Tar & Gravel	Title to Land: Freehold NonStrata	
Renovations: Partly Reno Year:	Seller's Interest: Registered Owner /	
Flooring:	Mortgage Info: 0 /	
Water Supply: City/Municipal	Property Disclosure: Y	
Heat/Fuel: Forced Air	Roughed in Plumb:	
No. of Fireplaces: 2 R/I Fireplaces:	Fixtures Leas: No	
Fireplace Fuel: Wood	Fixt Removed:	
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Out Buildings:		

Legal: **PL 21259 LT 25 BLK 4N LD 36 SEC 24 RNG 7W** PID: **004-706-943**

Amenities:
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	16' X 14'	Below	Laundry	9' X 8'			X
Main F.	Dining	12' X 10'						X
Main F.	Kitchen	15' X 10'						X
Main F.	Master Bedroom	12' X 12'						X
Main F.	Bedroom	11' X 9'						X
Main F.	Bedroom	8' X 11'						X
Below	Living Room	15' X 16'						X
Below	Kitchen	15' X 9'						X
Below	Bedroom	10' X 9'						X
Below	Bedroom	9' X 9'						X

Floor Area (SqFt)		Bathrooms:
Main Floor Area SqFt: 1,200	Total # Rooms: 11	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Up SqFt: 1,200	# Kitchens: 2	2 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 2,400	Basement Area: None	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,400		8

Listing Broker(s): **Sutton Group - Seafair Realty**

Beautiful bright 5 bdrm, 2 kitchen home on a fantastic 7923 sqft lot in an excellent location of new homes. Updates include new laminate floor & paint in downstairs. All meas are approx