



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Blundell Elementary

High School

Steveston-London Secondary

French Immersion

Gilmore Elementary

Whiteside Elementary

McRoberts Secondary

# 6811 CHELMSFORD STREET

3 BED, 2 BATH, 1717 SQ. FT.

First time on the market in over 40 years! This carefully maintained home sits on a 7020sf lot in a quiet cul-de-sac with a nice mixture of very well cared for older and new homes. Home has on-demand hot water, a VERY PRIVATE back yard and no neighbours directly in front. It is centrally located near No. 2 Road and Blundell shopping with easy access throughout town. Nice home that can be enjoyed for many more years or build a new home in a prestigious neighbourhood.

**\$1,750,000**

Keith Roy, PREC\*

Taryn Lees

Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

**Keith Roy**  
AND ASSOCIATES

604.210.2933  
team@keithroy.com  
www.KeithRoy.com



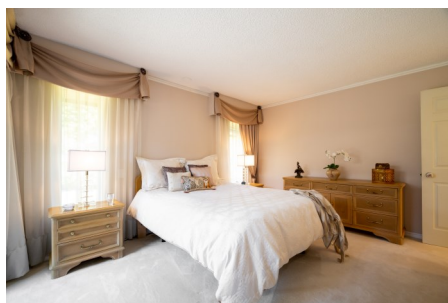
**RE/MAX**

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\*Personal Real Estate Corporation

# 6811 CHELMSFORD STREET

View additional photos & 3D Tour at [www.KeithRoy.com](http://www.KeithRoy.com)



Floor Area: 1,717 sq.ft.

Garage: 355 sq.ft.

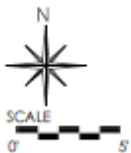
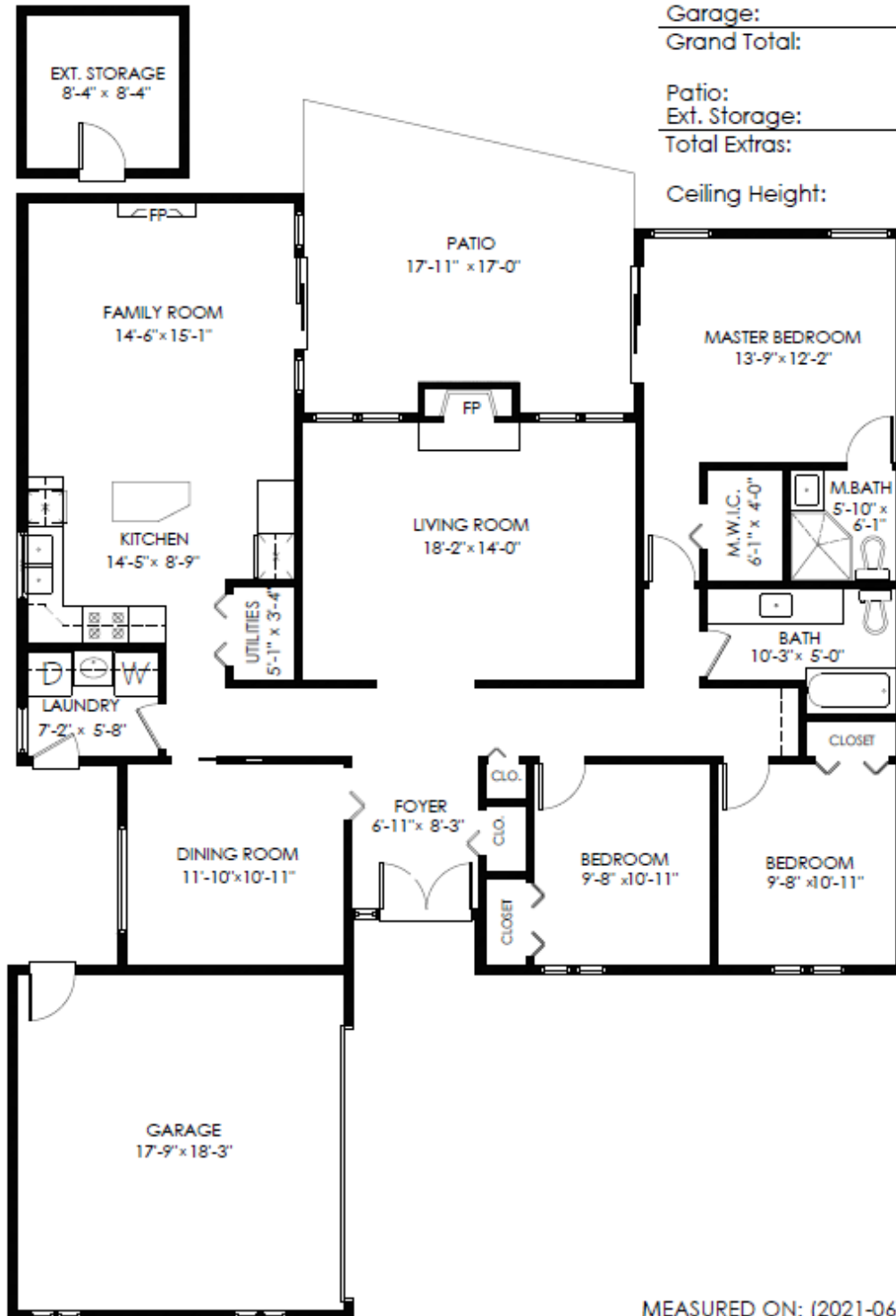
Grand Total: 2,072 sq.ft.

Patio: 260 sq.ft.

Ext. Storage: 87 sq.ft.

Total Extras: 347 sq.ft.

Ceiling Height: 8'-0"



MEASURED ON: (2021-06-02)  
Measurements, Design & Scanning | 604-329-5788

E&O Inured. Total square foot calculated to gross unit area. JDT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance. [www.PixlWorks.com](http://www.PixlWorks.com)





Presented by:  
**Keith Roy PREC\***

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**Active** **6811 CHELMSFORD STREET** Residential Detached  
**R2619362** Richmond **\$1,750,000 (LP)**  
 Board: V Broadmoor **(SP) M**  
 House/Single Family V7C 4J1



Sold Date: If new, GST/HST inc?: Original Price: **\$1,750,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1974**  
 Frontage(feet): **60.00** Bathrooms: **2** Age: **47**  
 Frontage(metres): **18.29** Full Baths: **2** Zoning: **RS1/E**  
 Depth / Size: **117** Half Baths: **0** Gross Taxes: **\$5,106.11**  
 Lot Area (sq.ft.): **7,020.00** Rear Yard Exp: **North** For Tax Year: **2020**  
 Lot Area (acres): **0.16** P.I.D.: **003-555-291** Tax Inc. Utilities?: **No**  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **No :**  
 Complex/Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

Style of Home: **1 Storey** Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Garage; Double**  
 Exterior: **Brick, Mixed, Wood** Driveway Finish: **Concrete**  
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Renovations: Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 # of Fireplaces: **2** R.I. Fireplaces: Reno. Year: Property Disc.: **Yes**  
 Fireplace Fuel: **Natural Gas, Wood** Rain Screen: Fixtures Leased: **No :**  
 Fuel/Heating: **Natural Gas, Radiant** Metered Water: Fixtures Rmvd: **No :**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s), Patio(s) & Deck(s)** R.I. Plumbing: Floor Finish: **Mixed**  
 Type of Roof: **Wood**

Legal: **LOT 184 SECTION 18 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 43848**

Amenities:  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,717	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Dining Room	11'10 x 10'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14'5 x 8'9			x	Main 3
Finished Floor (Below):	0	Main	Family Room	14'6 x 15'1			x	Main 4
Finished Floor (Basement):	0	Main	Living Room	18'2 x 14'			x	
Finished Floor (Total):	1,717 sq. ft.	Main	Master Bedroom	13'9 x 12'2			x	
Unfinished Floor:	0	Main	Bedroom	9'8 x 10'11			x	
Grand Total:	1,717 sq. ft.	Main	Bedroom	9'8 x 10'11			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	7'2 x 5'8			x	
Suite: <b>None</b>		Main	Utility	5'1 x 3'4			x	
Basement: <b>None</b>		Main	Walk-In Closet	6'1 x 4'0			x	
		Main	Foyer	6'11 x 8'3			x	
				x			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **1** Manufact Type: Registered in MHR?: PAD Rental:  
 # of Kitchens: **1** # of Rooms: **11** MHR#: CSA/BCE: Maint. Fee:

Listing Broker(s): **RE/MAX Select Realty**

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 RE/MAX Master 11 Years

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