



Presented by:
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Richmond, Terra Nova Residential Detached
6260 SEMLIN CT, V7C 5S3 MLS# V983852 Sold



List Price:	\$1,270,000	Previous Price:	\$1,398,000	Sold Price:	\$1,250,000
Days on Market:	72	Original Price:	\$1,398,000	Sold Date:	16-Mar-13

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	5	PID:	023-882-468
Depth/Size:		Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	4,725	Full Baths:	4	Approx Yr Blt:	2006
Rear Yard Exp:	NE	Half Baths:	0	Age at List Date:	7
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$6,608 (2012)
Flood Plain:	No	Zoning:	ZS2		

View:
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home:	2 Storey	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed, Other				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Tile - Composite	Possession:	TBA		
Renovations:		Renovation Year:		Title to Land:	Freehold NonStrata
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Seller's Interest:	Registered Owner	Mortgage Info:	\$0
Water Supply:	City/Municipal	Property Disclosure:	Y	Out Buildings:	
Heat/Fuel:	Hot Water, Radiant, Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:			
Fireplace Fuel:	Gas - Natural				
Outdoor Area:	Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL LMP34903 LT 53 BLK 4N LD 36 SEC 10 RNG 7W
 Amenities: In Suite Laundry
 Site Influences: Cul-de-Sac, Private Setting
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Security System, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 14'	Above	Master Bedroom	16' X 12'			X
Main F.	Dining	9' X 17'						X
Main F.	Kitchen	9'10 X 14'						X
Main F.	Family Room	11' X 19'						X
Main F.	Bedroom	10' X 10'8						X
Main F.	Wok Kitchen	5'3 X 6'2						X
Main F.	Eating Area	9'5 X 12'						X
Above	Bedroom	10' X 12'						X
Above	Bedroom	11' X 11'						X
Above	Bedroom	9'8 X 15'						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,409	Total # Rooms:	11
Finished Floor Up SqFt:	1,190	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt:	2,599	Basement Area:	5
		Suite:	6
Unfinished Floor:	0		7
Grand Total Floor Area:	2,599		8

Listing Broker(s): Royal Pacific Riverside Realty

Quality home by Penta Homes with 9' ceilings, 5 bedrooms, 4 baths, hardwood floor, maple cabinets, high end stainless steel appliances, granite countertops, inground sprinkler system. Quiet cul-de-sac location. Very well kept as new. Price under 2013 assessment.