

# 9351 Patterson Road, Richmond

\$1,899,000



Fantastic investment to live/rent/build. Rare & beautiful big lot! Ground floor is delightfully remodelled w over \$200,000 spent on upgrades into gorgeous self contained suite. List of upgrades avail. 2nd & 3rd floor currently a separate legal 3 bed suite that was rented for \$2800/mth. New roof (1 yr), new windows (5 yrs), new water pipes & electrical wiring t/o, separate metres & laundry. Recent addition of enclosed solarium on main plus aluminum stairs to upper unit & big deck. Huge north facing, private backyard w 400SF patio. Steps to RC Talmey Elementary, min to MacNeill Secondary, shopping & restaurants. Costco, designer outlet & airport min away. Being sold w plans to convert into 3 separate suites. Many options w this special property. **EXCELLENT INVESTMENT OPPORTUNITY.**

## KEY INFORMATION

MLS® R2704548

Residential Detached

West Cambie

5 Bedrooms

3 Bathrooms

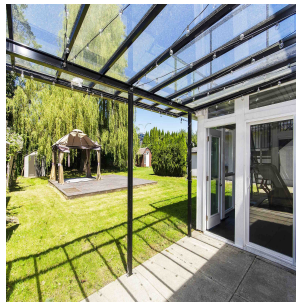
2,272 SF

8,818 SF Lot

## FEATURES

Year Built: 1932

Listed By: Engel & Volkers Vancouver



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