

10140 Leonard Road • Richmond

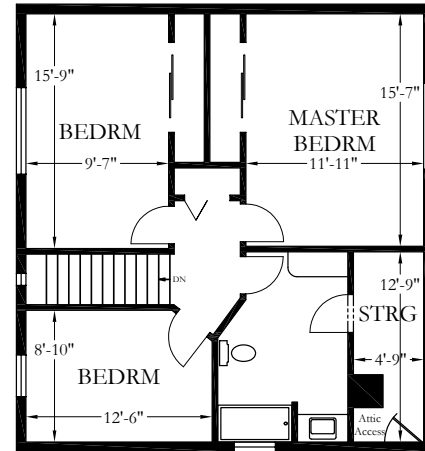
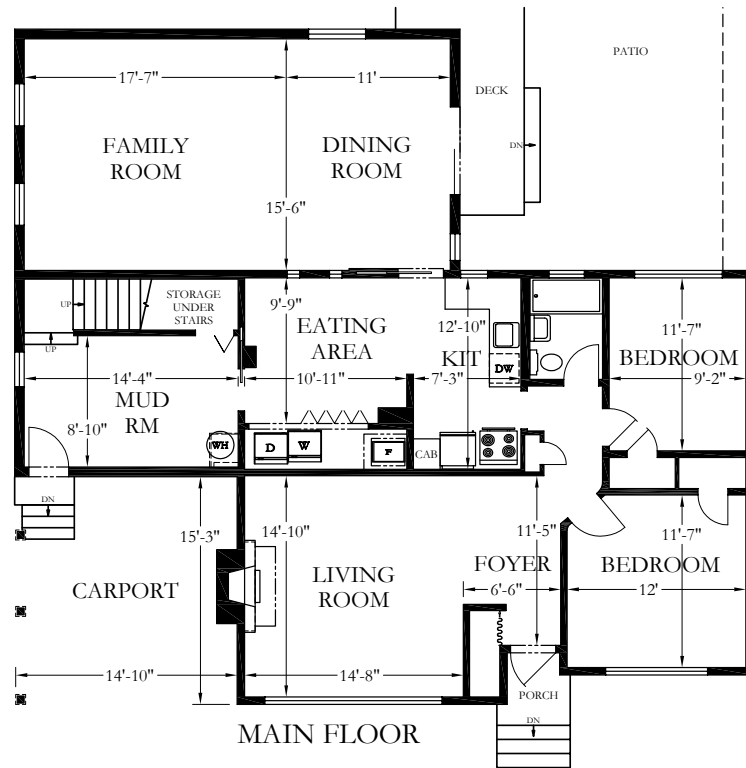


NORM FLOCKHART  
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10140 LEONARD RD  
RICHMOND, BC



FLOOR PLAN  
Measured: May 19, 2021



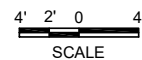
UPPER FLOOR

FLOOR SUMMARY		BUILDING SUMMARY		(sq)
Above Grade		Total (Above & Below Grade):	2,497	
Floor	Fin (sq)	Other Areas	(sq)	
Main	1,658	Carport	226	
Upper	839	Porch	34	
		Deck (4'-4" x 16'-8")	90	
		Patio (12'-3" x 28'-6")	396	
		<b>Total Other Areas:</b>	<b>746</b>	



Toll Free: (855) 999-8832  
File #: 21-01-1430  
www.yttechnologies.com

Note: Areas Based on ANSI STANDARD Z765-2003 for Residential Buildings



Norm Flockhart

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Big family? No problem! This classic rancher received a 2 level addition in the 1970's creating a great Dining Room / Family Room combo on the Main level plus 3 Bedrooms, full Bath, & extra Storage Up. The original 1955 section of the home comes with 2 more Bedrooms, a second full Bath, & the Living Room, Kitchen & Eating Area. Mudroom off the attached carport. Real oak floors, upgraded vinyl double-glazed windows, & 8 year old roof are just a few of the features of this clean, well-kept home. The huge back yard & garden are beautifully landscaped & fully-fenced. All this on a 66' x 134' RS1/E lot. Super central location, just 2 blocks from Broadmoor Village / Richlea Square shopping. 2 blocks to #403 bus to Bridgeport ALRT Station with trains to YVR Airport or Downtown Vancouver.

Features

Bedrooms:	5
Bathrooms:	2
Style:	2½ Storey
Type:	Detached House
Year:	1955
Size:	2,497 sq. ft.
Lot:	66' x 134' (8844 sq. ft.)



Please contact Norm Flockhart PREC, 604-328-2111, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.



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