

MLS® NUMBER

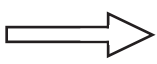
IN REFERENCE TO THE MULTIPLE LISTING CONTRACT DATED <u>3rd</u> OF <u>January</u> yr. <u>2026</u> FOR THE SALE OF PROPERTY LOCATED AT		
<b>065 ADDRESS</b> 6580 Williams Road V7E 1K5	<b>066 CITY/TOWN</b> Richmond	
UNIT NO. HOUSE NO. STREET NAME	STREET TYPE STREET DIRECTION	
<b>080 AREA REQUIRED for 'Upload Listing'</b>	<b>084 SUB-AREA/COMMUNITY REQUIRED for 'Upload Listing'</b>	
<b>100 DESIGNATED AGENT</b> Wendy Tian PREC* / Luxmore Realty	<b>102 USER ID</b> V60322	
<b>106 DESIGNATED AGENT</b>	<b>108 USER ID</b>	
<b>112 DESIGNATED AGENT</b>	<b>114 USER ID</b>	
<div style="float: right; text-align: right;"> <input type="checkbox"/> BLACK BOXES are required  <input type="checkbox"/> BLACK OVALS are required where applicable  <input type="checkbox"/> WHITE BOXES are optional                  *Please ensure that you are familiar with the incomplete listings policy*             </div>		
<b>118 SHOWINGS / APPOINTMENTS</b> <input type="checkbox"/> NONE Keybox, Appt. Not Req'd <input type="checkbox"/> PHLR Phone L.R. First <input type="checkbox"/> PHSE Phone Seller First <input type="checkbox"/> PHTE Phone Tenant First <input type="checkbox"/> PHOT Phone Other <input checked="" type="checkbox"/> TOUCH Touchbase <input type="checkbox"/> SHOW Showing Time (BCNREB Members only)	<b>120 APPOINTMENT PHONE NUMBER (One Only)</b> 604-375-6030  <b>122 FOR APPOINTMENT CALL (Name)</b> Wendy Tian	
<b>124 PHOTO - ONE PHOTO IS REQUIRED OR THE LISTING WILL BE CONSIDERED INCOMPLETE. PHOTOS CAN BE UPLOADED THROUGH PARAGON.</b>		
<b>126 DWELLING CLASSIFICATION (One Only)</b>		
<input checked="" type="checkbox"/> DETD Detached <input type="checkbox"/> ATTD Attached <input type="checkbox"/> MULTF Multifamily (Max. 4 Units)		
<b>128 TYPE OF DWELLING (One Only)</b>		
<b>DETACHED OPTIONS:</b> <input checked="" type="checkbox"/> HOUSE House/Single Family <input type="checkbox"/> HACR House with Acreage <input type="checkbox"/> TWNHS Townhouse <input type="checkbox"/> MANUF Manufactured <input type="checkbox"/> MNFLD Manufactured w/Land <input type="checkbox"/> RECRE Recreational <input type="checkbox"/> OTHER Other	<b>ATTACHED OPTIONS:</b> <input type="checkbox"/> APTU Apartment/Condo <input type="checkbox"/> DUPXH 1/2 Duplex <input type="checkbox"/> RECRE Recreational <input type="checkbox"/> TWNHS Townhouse <input type="checkbox"/> ROWHS Row House (non-strata) <input type="checkbox"/> OTHER Other	<b>MULTIFAMILY OPTIONS:</b> <input type="checkbox"/> DUPLX Duplex <input type="checkbox"/> 3PLEX Tri-Plex <input type="checkbox"/> 4PLEX Four-Plex <input type="checkbox"/> RECRE Recreational <input type="checkbox"/> OTHER Other
<b>130 STYLE OF HOME (Max. Two)</b>		
<input type="checkbox"/> BSMNT Basement Entry <input type="checkbox"/> 2BSMT 2 Storey w/Bsmt <input type="checkbox"/> 5LEV 5 Plus Level <input type="checkbox"/> SPLIT Split Entry <input type="checkbox"/> 3ST 3 Storey <input type="checkbox"/> CABIN Cabin <input type="checkbox"/> 1ST 1 Storey <input type="checkbox"/> 3BSMT 3 Storey w/Bsmt <input type="checkbox"/> LANE Laneway House <input type="checkbox"/> 1ST+ 1 1/2 Storey <input type="checkbox"/> RANBG Ranch/Bungalow <input type="checkbox"/> CARRI Carriage/Coach House <input type="checkbox"/> 2ST 2 Storey <input type="checkbox"/> RBBMT Rancher/Bungalow w/Bsmt <input type="checkbox"/> FLOAT Floating Home <input type="checkbox"/> 2STREV Reverse 2 Storey <input type="checkbox"/> RBLFT Rancher/Bung w/Loft <input type="checkbox"/> MANUF Manufactured/Mobile <input type="checkbox"/> 2STREB Reverse 2 Storey w/Bsmt <input type="checkbox"/> 3LEV 3 Level Split <input type="checkbox"/> CORNU Corner Unit <input type="checkbox"/> 4LEV 4 Level Split <input type="checkbox"/> EUNIT End Unit <input type="checkbox"/> GUNIT Ground Level Unit <input type="checkbox"/> IUNIT Inside Unit <input type="checkbox"/> UUNIT Upper Unit <input type="checkbox"/> BACH Bachelor/Studio <input type="checkbox"/> LWST Live/Work Studio <input type="checkbox"/> LFTWC Loft/Warehouse Conv. <input checked="" type="checkbox"/> OTHER Other <input type="checkbox"/> PENT Penthouse		
<b>132 TITLE TO LAND (One Only) For Strata/Leasehold, see page 6 for additional required fields</b>		
<input checked="" type="checkbox"/> FHNST Freehold Non-Strata <input type="checkbox"/> LPNS Leasehold Prepaid - Non-Strata <input type="checkbox"/> LPS Leasehold Prepaid-Strata <input type="checkbox"/> TSHAR Time Share <input type="checkbox"/> FHST Freehold Strata <input type="checkbox"/> LNPNS Leasehold Not Prepaid - Non-Strata <input type="checkbox"/> LNPS Leasehold Not Prepaid-Strata <input type="checkbox"/> UNINT Undivided Interest <input type="checkbox"/> FIRST First Nations Lease <input type="checkbox"/> SHCOP Shares in Co-operative <input type="checkbox"/> VACOW Vacation Ownership <input type="checkbox"/> OTHER Other		
<b>134 LAND LEASE EXPIRY YEAR</b> Indicate 4-digit year <input type="text"/>	<b>136 SELLER'S INTEREST (Max. Two)</b> <input checked="" type="checkbox"/> REGOW Registered Owner <input type="checkbox"/> COMM Committee/Trustee <input type="checkbox"/> CONT Contractual Interest <input type="checkbox"/> POA Power of Attorney <input type="checkbox"/> CRTSL Court Ordered Sale <input type="checkbox"/> OPTIO Option <input type="checkbox"/> ESTAT Estate Sale <input type="checkbox"/> ASCON Assign. of Contract	
<b>138 OCCUPANCY (Max. Two)</b>		
<input type="checkbox"/> OWNER Owner <input checked="" type="checkbox"/> TENNT Tenant <input type="checkbox"/> UCONS Under Construction <input type="checkbox"/> VACNT Vacant		
<b>140 PROPERTY DISCLOSURE STATEMENT COMPLETED? (All Properties)</b>		
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO      If NO - EXPLAIN _____		
<b>142 APPROX. YEAR BUILT</b> Indicate 4-digit year Enter 9999 if unknown 1966	<b>144 AGE TYPE (If NE or UC Complete #146 GST)</b> <input type="checkbox"/> OT <input type="checkbox"/> NE <input type="checkbox"/> UC (Under Construction)	
<b>146 IF APPLICABLE, IS GST INCLUDED IN PRICE?</b>		
<input type="checkbox"/> YES <input type="checkbox"/> NO		
<b>148 APPROX. YEAR OF RENOVATIONS OR ADDITIONS</b> Indicate 4-digit year Enter 9999 if unknown <input type="text"/>	<b>150 RENOVATIONS (Max. Two)</b> <input type="checkbox"/> ADDIT Addition <input type="checkbox"/> RAISD Raised <input type="checkbox"/> COMPL Completely <input type="checkbox"/> SR Substantially Rebuilt <input type="checkbox"/> PART Partly <input type="checkbox"/> OTHER Other	
<b>152 SUITE(S) (Max. Two) (Mandatory for BCNREB Area)</b>		
<input type="checkbox"/> LEGAL Legal Suite(s) <input type="checkbox"/> LICEN Licensed Suite(s) <input type="checkbox"/> UNAUT Unauthorized Suite(s) <input type="checkbox"/> NONE None <input checked="" type="checkbox"/> OTHER Other		
<b>154 BASEMENT AREA (Max. Three)</b>		
<input type="checkbox"/> CRAWL Crawl <input checked="" type="checkbox"/> NONE None <input type="checkbox"/> PFIN Partly Finished <input type="checkbox"/> FULL Full <input type="checkbox"/> PART Part <input type="checkbox"/> SENT Separate Entry <input type="checkbox"/> FFIN Fully Finished <input type="checkbox"/> UNFIN Unfinished		

<b>065 ADDRESS</b>			
6580	Williams Road	V7E 1K5	
<b>156</b> Basement Crawl Height _____ (ft. in.)	<b>158</b> Basement Full Height _____ (ft. in.)	<b>160</b> Basement Part Height _____ (ft. in.)	
<b>FLOOR AREA - (SQ. FT. ONLY)</b>		<b>PROPERTY SIZE</b>	
<b>162</b> NO. OF FLOOR LEVELS <u>2</u>	<b>170</b> FLOOR AREA FINISHED BASEMENT + _____	<b>178</b> CHECK IF FEET <input checked="" type="checkbox"/> OR METRES <input type="checkbox"/>	<b>180</b> FRONTAGE - FEET <u>68.00</u>
<b>164</b> FLOOR AREA FINISHED MAIN FLOOR + <u>1239</u>	<b>172</b> FLOOR AREA FINISHED TOTAL = <u>1901</u>	<b>181</b> FRONTAGE - METRES _____	<b>182</b> DEPTH <u>132</u> <i>Provide info as a decimal, not a fraction.</i>
<b>166</b> FLOOR AREA FINISHED ABOVE MAIN + <u>662</u>	<b>174</b> FLOOR AREA UNFINISHED + _____	(Select One)	
<b>167</b> FLOOR AREA FINISHED ABOVE MAIN 2 + _____	<b>176</b> FLOOR AREA GRAND TOTAL = <u>1901</u>	<b>184</b> LOT SIZE: <u>8976.00</u> (Sq.Ft.)	<b>186</b> LOT SIZE: _____ (Acres)
<b>177 FLOOR AREA - DETACHED 2ND RESIDENCE - (SQ.FT. ONLY)</b> <i>(to be used for Laneway homes, Coachhouses, additional detached home on property)</i> _____			
<b>200 SERVICES CONNECTED (Max. Six)</b>			
<input type="checkbox"/> COMM Community	<input type="checkbox"/> LAGN Lagoon	<input type="checkbox"/> NONE None	<input type="checkbox"/> SEPTI Septic
<input checked="" type="checkbox"/> ELEC Electricity	<input checked="" type="checkbox"/> NGAS Natural Gas	<input checked="" type="checkbox"/> SASEW Sanitary Sewer	<input type="checkbox"/> UNKNW Unknown
		<input type="checkbox"/> STSEW Storm Sewer	<input checked="" type="checkbox"/> WATER Water
<b>201 SEWER TYPE</b>			
<input checked="" type="checkbox"/> MUNIC City/Municipal	<input type="checkbox"/> HTNK Holding Tank	<input type="checkbox"/> SASEW Sanitation	<input type="checkbox"/> OTHER Other
<input type="checkbox"/> COMM Community	<input type="checkbox"/> LAGN Lagoon	<input type="checkbox"/> SEPTI Septic	<input type="checkbox"/> NONE None
<b>202 WATER SUPPLY (Max. Two)</b>			<b>203 METERED WATER</b>
<input type="checkbox"/> CISTN Cistern	<input type="checkbox"/> NONE None	<input type="checkbox"/> DWELL Well - Drilled	<input type="checkbox"/> YES <input type="checkbox"/> NO
<input checked="" type="checkbox"/> MUNIC City/Municipal	<input type="checkbox"/> OLIC Other-Licensed	<input type="checkbox"/> SWELL Well - Shallow	
<input type="checkbox"/> COMMU Community	<input type="checkbox"/> SANDP Sandpoint	<input type="checkbox"/> OTHER Other	
<b>204 GROSS TAXES</b>	<b>206 FOR TAX YEAR</b>	<b>208 TAX INCLUDES UTILITIES</b>	<b>210 FLOOD PLAIN (Mandatory for CADREB Area)</b>
= \$ <u>6336.36</u>	<u>2025</u>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> EXEMPT
<b>ADDITIONAL CHARGES NOT INCLUDED IN TAXES</b>			<b>222 ZONING (Municipal Abbreviation)</b>
<b>212</b> Garbage \$ _____	<b>216</b> Dyking \$ _____	<b>218</b> Sewer \$ _____	<u>RS1/E</u>
<b>214</b> Water \$ _____	<b>220</b> Other \$ _____		
<b>224 COMPLEX/SUBDIVISION NAME</b>		<b>226 DIRECTIONAL EXPOSURE REAR YARD (DETACHED ONLY)</b>	
		<input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> NE <input type="checkbox"/> NW <input type="checkbox"/> SE <input type="checkbox"/> SW	
<b>228 CONSTRUCTION (Max. Three)</b>			
<input type="checkbox"/> BRICK Brick	<input type="checkbox"/> CONCR Concrete	<input type="checkbox"/> METAL Frame - Metal	<input type="checkbox"/> MANUF Manufactured/Mobile
<input type="checkbox"/> CONBK Concrete Block	<input type="checkbox"/> CONFM Concrete Frame	<input checked="" type="checkbox"/> WOOD Frame - Wood	<input type="checkbox"/> PRFAB Modular/Prefab.
		<input type="checkbox"/> LOG Log	<input type="checkbox"/> OTHER Other
<b>230 FOUNDATION (Max. Two) If Other, complete #231 FOUNDATION SPECIFY</b>			
<input type="checkbox"/> CONBK Concrete Block	<input type="checkbox"/> CONCP Concrete Perimeter	<input checked="" type="checkbox"/> NONE None	<input type="checkbox"/> SLAB Concrete Slab
		<input type="checkbox"/> PRSWD Preserved Wood	<input type="checkbox"/> OTHER Other
<b>231 FOUNDATION SPECIFY - If answer is OTHER - SPECIFY</b> _____			
<b>232 EXTERIOR FINISH (Max. Three)</b>			
<input type="checkbox"/> ALUM Aluminum	<input type="checkbox"/> GLASS Glass	<input type="checkbox"/> METAL Metal	<input type="checkbox"/> STUC Stucco
<input type="checkbox"/> BRICK Brick	<input type="checkbox"/> HARDI Fibre Cement Board	<input checked="" type="checkbox"/> MIXED Mixed	<input checked="" type="checkbox"/> WOOD Wood
<input type="checkbox"/> CONCR Concrete	<input type="checkbox"/> LOG Log	<input type="checkbox"/> STONE Stone	<input type="checkbox"/> OTHER Other
<b>234 RAIN SCREEN (Built-in drain cavity between the outer cladding and the building paper that allows water to escape.)</b>			
<input type="checkbox"/> FULL	<input type="checkbox"/> PARTIAL	<input type="checkbox"/> NO	
<b>236 ROOF (Max. Three)</b>			
<input checked="" type="checkbox"/> ASPH Asphalt	<input type="checkbox"/> METAL Metal	<input type="checkbox"/> TCOM Tile - Composite	<input type="checkbox"/> TORCH Torch On
<input type="checkbox"/> FIBRE Fibreglass	<input type="checkbox"/> TGVV Tar & Gravel	<input type="checkbox"/> TCON Tile - Concrete	<input type="checkbox"/> WOOD Wood
			<input type="checkbox"/> OTHER Other
<b>238 PARKING (Max. Three)</b>			
<input type="checkbox"/> ADDIT Additional Parking Avail.	<input type="checkbox"/> DGCP Detached Grge/Carport	<input type="checkbox"/> GAR3 Garage, Triple	<input type="checkbox"/> OPEN Open
<input type="checkbox"/> CPG Carport & Garage	<input type="checkbox"/> GAR2 Garage, Double	<input type="checkbox"/> GARB Garage, Under Building	<input type="checkbox"/> RV RV Parking Avail.
<input type="checkbox"/> CPM Carport, Multiple	<input type="checkbox"/> GAR2T Garage/Double Tandem	<input type="checkbox"/> GARU Garage, Underground	<input type="checkbox"/> TAN Tandem Parking
<input type="checkbox"/> CPS Carport, Single	<input type="checkbox"/> GAR1 Garage, Single	<input type="checkbox"/> NONE None	<input type="checkbox"/> VISIT Visitor Parking
			<input checked="" type="checkbox"/> OTHER Other
<b>240 PARKING PLACES COVERED</b>	<b>242 PARKING PLACES TOTAL</b>	<b>244 PARKING ACCESS (Max. Two)</b>	
_____	_____	<input checked="" type="checkbox"/> FRONT Front	<input type="checkbox"/> REAR Rear
<i>(Indicate # of spaces for vehicles)</i>	<i>(Indicate # of spaces for vehicles)</i>	<input type="checkbox"/> LANE Lane	<input type="checkbox"/> SIDE Side
		<b>246 GARAGE SIZE</b> _____ X _____	
		<b>247 GARAGE DOOR HEIGHT</b> _____	
<b>248 DRIVEWAY FINISH (Max. Two)</b>			
<input type="checkbox"/> AGGRT Aggregate	<input type="checkbox"/> CNCRT Concrete	<input type="checkbox"/> PAVST Paving Stone	<input type="checkbox"/> OTHER Other
<input type="checkbox"/> ASPHT Asphalt	<input type="checkbox"/> GRAVL Gravel		

<b>065 ADDRESS</b>		
6580	Williams Road	V7E 1K5
<b>250 DISTANCE TO PUBLIC / RAPID TRANSPORTATION</b>		<b>252 DISTANCE TO SCHOOL / SCHOOL BUS</b>
Close		Close
<b>254 SITE INFLUENCES (Max. Six)</b>		
<input type="checkbox"/> ADULT Adult Oriented	<input type="checkbox"/> GATED Gated Complex	<input type="checkbox"/> LANE Lane Access
<input type="checkbox"/> CLEAR Cleared	<input type="checkbox"/> GCDEV Golf Course Dev.	<input type="checkbox"/> MARIN Marina Nearby
<input type="checkbox"/> CENTR Central Location	<input type="checkbox"/> GCNR Golf Course Nearby	<input type="checkbox"/> PVRD Paved Road
<input type="checkbox"/> CULD Cul-de-sac	<input type="checkbox"/> GVRD Gravel Road	<input type="checkbox"/> PRSET Private Setting
	<input type="checkbox"/> GREEN Greenbelt	<input type="checkbox"/> PRVYD Private Yard
		<input type="checkbox"/> RECNR Recreation Nearby
		<input type="checkbox"/> RETCO Retirement Community
		<input type="checkbox"/> RURAL Rural Setting
		<input type="checkbox"/> SHPNR Shopping Nearby
		<input type="checkbox"/> SKINR Ski Hill Nearby
		<input type="checkbox"/> TREED Treed
		<input type="checkbox"/> WATFP Waterfront Property
<b>256 VIEW (Displays on Board Reports)</b>		<b>258 VIEW SPECIFY - If answer is YES - SPECIFY (Displays on Board Reports)</b>
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<b>259 VIEW - realtor.ca (Max. Three)</b>		
<input type="checkbox"/> CITY City	<input type="checkbox"/> MTN Mountain	<input type="checkbox"/> PANOR Panoramic
<input type="checkbox"/> LAKE Lake	<input type="checkbox"/> OCEAN Ocean	<input type="checkbox"/> RAVIN Ravine
		<input type="checkbox"/> RIVER River
		<input type="checkbox"/> VALLEY Valley
		<input type="checkbox"/> VIEW View
		<input type="checkbox"/> WATER Water
<b>260 OUTDOOR AREA (Max. Three)</b>		
<input type="checkbox"/> BALC Balcony(s)	<input checked="" type="checkbox"/> FENYD Fenced Yard	<input type="checkbox"/> PADK Patio(s) & Deck(s)
<input type="checkbox"/> BPD Balcony(s)/Patio(s)/Deck(s)	<input type="checkbox"/> PATIO Patio(s)	<input type="checkbox"/> RFDK Rooftop Deck
		<input type="checkbox"/> SUNDK Sundeck(s)
		<input type="checkbox"/> NONE None
<b>262 FUEL/HEATING (Max. Three)</b>		
<input type="checkbox"/> BSBRD Baseboard	<input type="checkbox"/> GEOTH Geothermal	<input type="checkbox"/> RADII Radiant
<input type="checkbox"/> ELEC Electric	<input type="checkbox"/> HPUMP Heat Pump	<input type="checkbox"/> MIXED Mixed
<input checked="" type="checkbox"/> FAIR Forced Air	<input type="checkbox"/> HOTWA Hot Water	<input type="checkbox"/> NGAS Natural Gas
	<input type="checkbox"/> PELLE Pellet	<input type="checkbox"/> OIL Oil
		<input type="checkbox"/> PGAS Propane Gas
		<input type="checkbox"/> SOLAR Solar
		<input type="checkbox"/> WOOD Wood
		<input type="checkbox"/> OTHER Other
<b>FIREPLACES</b>		<b>268 FIREPLACES FUELED BY: (Max. Three) Mandatory if # of fireplaces = 1 or more</b>
<b>264</b> No. of Finished Fireplaces	<b>266</b> No. of Roughed in Fireplaces	<input type="checkbox"/> NONE None
0		<input type="checkbox"/> PELLE Pellet
		<input type="checkbox"/> WOOD Wood
		<input type="checkbox"/> OTHER Other
	<input type="checkbox"/> NGAS Gas - Natural	
	<input type="checkbox"/> PGAS Gas - Propane	
	<input type="checkbox"/> ELEC Electric	
		<b>270 ROUGHED IN PLUMBING</b>
		<input type="checkbox"/> YES <input type="checkbox"/> NO
<b>272 FLOOR FINISH (Max. Four)</b>		
<input type="checkbox"/> CRPT Carpet	<input type="checkbox"/> HDWD Hardwood	<input type="checkbox"/> MIXED Mixed
<input type="checkbox"/> CONC Concrete	<input type="checkbox"/> LAMIN Laminate	<input type="checkbox"/> SOFTW Softwood
		<input type="checkbox"/> TILE Tile
		<input type="checkbox"/> VINYL Vinyl/Lino
		<input type="checkbox"/> CWW Wall/Wall/Mixed
		<input type="checkbox"/> OTHER Other
<b>312 FEATURES INCLUDED(Max. Ten)</b>		
<input type="checkbox"/> AIRCO Air-Conditioning	<input type="checkbox"/> IFIRE Fireplace Insert	<input type="checkbox"/> MICRO Microwave
<input type="checkbox"/> DRYER Clothes Dryer	<input type="checkbox"/> FFIRE Free Standing F/P or Woodstove	<input type="checkbox"/> BIOV Oven - Built In
<input type="checkbox"/> WSHR Clothes Washer	<input type="checkbox"/> FREZR Freezer	<input type="checkbox"/> PNTRY Pantry
<input type="checkbox"/> WHDR Clothes Washer/Dryer	<input type="checkbox"/> GDOP Garage Door Opener	<input type="checkbox"/> RNTOP Range Top
<input type="checkbox"/> WDFSD Clothes Washer/Dryer/ Fridge/Stove/DW	<input type="checkbox"/> HRV Heat Recov. Vent.	<input type="checkbox"/> FRIDG Refrigerator
<input type="checkbox"/> COMPA Compactor - Garbage	<input type="checkbox"/> HTSPA Hot Tub Spa / Swirlpool	<input type="checkbox"/> SDISH Satellite Dish
<input type="checkbox"/> DSHWR Dishwasher	<input type="checkbox"/> HWDIS Hot Water Dispenser	<input type="checkbox"/> SECRI Security - Roughed In
<input type="checkbox"/> DISPO Disposal - Waste	<input type="checkbox"/> HUMID Humidifier	<input type="checkbox"/> SECSY Security System
<input type="checkbox"/> DRAPE Drapes/Window Cov.	<input type="checkbox"/> ICOM Intercom	<input type="checkbox"/> SMOKE Smoke Alarm
	<input type="checkbox"/> JETUB Jetted Bathtub	<input type="checkbox"/> SPRKF Sprinkler - Fire
		<input type="checkbox"/> SPRKI Sprinkler - Inground
		<input type="checkbox"/> STORE Storage Shed
		<input type="checkbox"/> STOVE Stove
		<input type="checkbox"/> SWPEQ Swimming Pool Equip.
		<input type="checkbox"/> VACBI Vacuum - Built In
		<input type="checkbox"/> VACRI Vacuum - Roughed In
		<input type="checkbox"/> VAULT Vaulted Ceiling
		<input type="checkbox"/> WFILT Water Treatment
		<input type="checkbox"/> WBAR Wet Bar
		<input type="checkbox"/> WNDST Windows - Storm
		<input type="checkbox"/> WNDTH Windows - Thermo
		<input type="checkbox"/> WINE Wine Cooler
		<input type="checkbox"/> OTHER Other - See Remarks
<b>314 FIXTURES TO BE REMOVED?</b>		<b>316 FIXTURES REMOVED SPECIFY - If answer is YES - SPECIFY</b>
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<b>318 FIXTURES RENTED/LEASED?</b>		<b>320 FIXTURES RENTED/LEASED SPECIFY - If answer is YES - SPECIFY</b>
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<b>322 OUT BUILDINGS</b>		<b>324</b>
Barn Size _____ X _____		Workshop/Shed Size _____ X _____
		<b>326</b>
		Pool Size _____ X _____
<b>330 AMENITIES (Max. Ten)</b>		
<input type="checkbox"/> NONE None	<input type="checkbox"/> CONCI Concierge	<input type="checkbox"/> ISLA In Suite Laundry
<input type="checkbox"/> AIRCO Air-Cond./Central	<input type="checkbox"/> DAYCR Daycare Centre	<input type="checkbox"/> PLYGD Playground
<input type="checkbox"/> ASSTL Assisted Living	<input type="checkbox"/> ELEV Elevator	<input type="checkbox"/> IPOOL Pool, Indoor
<input type="checkbox"/> BARN Barn	<input type="checkbox"/> EXCTR Exercise Centre	<input type="checkbox"/> OPOOL Pool, Outdoor
<input type="checkbox"/> BKRM Bike Room	<input type="checkbox"/> GRDEN Garden	<input type="checkbox"/> RECRE Recreation Centre
<input type="checkbox"/> CLUBH Club House	<input type="checkbox"/> GRNHS Green House	<input type="checkbox"/> RSTR Restaurant
<input type="checkbox"/> CMEAL Community Meals	<input type="checkbox"/> GSUIT Guest Suite	<input type="checkbox"/> SSTRM Sauna/Steam Room
	<input type="checkbox"/> INDLV Independent Living	<input type="checkbox"/> SHLA Shared Laundry
		<input type="checkbox"/> STORE Storage
		<input type="checkbox"/> SWPHT Swirlpool/Hot Tub
		<input type="checkbox"/> TENN Tennis Court(s)
		<input type="checkbox"/> WHKP Weekly Housekeeping
		<input type="checkbox"/> WHEEL Wheelchair Access
		<input type="checkbox"/> WKATT Workshop Attached
		<input type="checkbox"/> WKDET Workshop Detached

<b>065 ADDRESS</b>	6580	Williams Road	V7E 1K5
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<b>308 ROOMS</b>											
<b>ATTIC</b> Attic	<b>DEN</b> Den	<b>GAMES</b> Games Room	<b>LVGRM</b> Living Room	<b>PATIO</b> Patio	<b>STORE</b> Storage						
<b>PBDRM</b> Primary Bedroom	<b>DINRM</b> Dining Room	<b>GREAT</b> Great Room	<b>LOFT</b> Loft	<b>PLYRM</b> Playroom	<b>STUDY</b> Study						
<b>BARRM</b> Bar Room	<b>DRESS</b> Dressing Room	<b>GYM</b> Gym	<b>MEDIA</b> Media Room	<b>PORCH</b> Porch (enclosed)	<b>UTIL</b> Utility						
<b>BDRM</b> Bedroom	<b>EATAR</b> Eating Area	<b>HOBBY</b> Hobby Room	<b>MUDRM</b> Mud Room	<b>RECRM</b> Recreation Room	<b>WICLO</b> Walk-in Closet						
<b>BUTLP</b> Butler's Pantry	<b>FAMRM</b> Family Room	<b>KITCH</b> Kitchen	<b>NOOK</b> Nook	<b>SAUNA</b> Sauna	<b>WINE</b> Wine Room						
<b>CLDRM</b> Cold Room	<b>FLEX</b> Flex Room	<b>LAUND</b> Laundry	<b>OFFICE</b> Office	<b>SOLAR</b> Solarium	<b>WOKKT</b> Wok Kitchen						
<b>CONSE</b> Conservatory	<b>FOYER</b> Foyer	<b>LIBRY</b> Library	<b>PANTR</b> Pantry	<b>STMRM</b> Steam Room	<b>WKSHP</b> Workshop						
					<b>OTHER</b> Other						



- FLOOR LEVEL OPTIONS - MAIN, ABOVE, ABOVE 2, BELOW, BSMT
- FOR EACH ROOM - show the FLOOR LEVEL, then show the ROOM TYPE ABBREVIATION immediately to the right of the floor level and show the ROOM SIZE in feet & inches immediately below E.G. 12'7 x 10'3

Main	LVGRM	Main	DINRM	Main	KITCH	Main	STORE	Main	LAUND		
17'7	X14'1	10'1	X10'0	15'1	X9'7	12'1	X11'4	14'2	X10'1		X
Above	PBDRM	Above	WICLO	Above	BDRM	Above	BDRM				
12'1	X11'0	7'7	X4'0	12'0	X10'2	10'2	X9'8		X		X
	X		X		X		X		X		X
	X		X		X		X		X		X
	X		X		X		X		X		X
	X		X		X		X		X		X

<b>310 BATHROOMS</b> For each bathroom enter: - floor level - # of pieces - if ensuite YES or NO	<b>FLOOR</b>	<b>PCS</b>	<b>ENSUITE</b>	<b>FLOOR</b>	<b>PCS</b>	<b>ENSUITE</b>	<b>FLOOR</b>	<b>PCS</b>	<b>ENSUITE</b>	<b>FLOOR</b>	<b>PCS</b>	<b>ENSUITE</b>
	<input checked="" type="checkbox"/> MAIN			<input type="checkbox"/> MAIN			<input type="checkbox"/> MAIN			<input type="checkbox"/> MAIN		
	<input type="checkbox"/> ABOVE			<input checked="" type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE		
	<input type="checkbox"/> ABOVE 2	3	YES / NO	<input type="checkbox"/> ABOVE 2	4	YES / NO	<input type="checkbox"/> ABOVE 2		YES / NO	<input type="checkbox"/> ABOVE 2		YES / NO
	<input type="checkbox"/> BELOW		NO	<input type="checkbox"/> BELOW		NO	<input type="checkbox"/> BELOW		NO	<input type="checkbox"/> BELOW		NO
	<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT		
	<input type="checkbox"/> MAIN			<input type="checkbox"/> MAIN			<input type="checkbox"/> MAIN			<input type="checkbox"/> MAIN		
	<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE		
	<input type="checkbox"/> ABOVE 2		YES / NO	<input type="checkbox"/> ABOVE 2		YES / NO	<input type="checkbox"/> ABOVE 2		YES / NO	<input type="checkbox"/> ABOVE 2		YES / NO
	<input type="checkbox"/> BELOW		NO	<input type="checkbox"/> BELOW		NO	<input type="checkbox"/> BELOW		NO	<input type="checkbox"/> BELOW		NO
	<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT		
	<input type="checkbox"/> MAIN			<input type="checkbox"/> MAIN			<input type="checkbox"/> MAIN			<input type="checkbox"/> MAIN		
<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE			<input type="checkbox"/> ABOVE			
<input type="checkbox"/> ABOVE 2		YES / NO	<input type="checkbox"/> ABOVE 2		YES / NO	<input type="checkbox"/> ABOVE 2		YES / NO	<input type="checkbox"/> ABOVE 2		YES / NO	
<input type="checkbox"/> BELOW		NO	<input type="checkbox"/> BELOW		NO	<input type="checkbox"/> BELOW		NO	<input type="checkbox"/> BELOW		NO	
<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT			<input type="checkbox"/> BSMT			

<b>065</b>	<b>ADDRESS</b>	6580 Williams Road	V7E 1K5
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**998 REALTOR® REMARKS:** A maximum of 500 characters (including spaces) is available. **PLEASE PRINT.**  
**All dates and measurements are approximate from BC Assessment. Buyer(s) or buyer's agent to verify if important.**  
**Please be noted, the listing agent is with a team. All offers should come with a signed team disclosure. Appointment please call Wendy 604-375-6030. Text or touchbase for quicker response.**

**999 PUBLIC REMARKS:** A maximum of 800 characters (including spaces) is available for public remarks. The Multiple Listing Service® reserves the right to abbreviate or condense this as it deems necessary should the content exceed the allowable space. **These remarks will appear on www.realtor.ca and realtylink.org unless Internet remarks are completed. PLEASE PRINT.**

Richmond's sought-after Woodward's neighborhood! Welcome to 6580 Williams Road, a 3-bedroom, 2-bathroom home in Richmond. Built in 1966, this 1,909 sq ft residence sits on an 8,976 sq ft lot, offering great potential. Ideally located next to Steveston-London Secondary, it's perfect for familiesPrime school like your private garden just behind your backyard. Close to parks, shopping, dining, and public transit, this is a prime location for homeowners and developers, build your dream home at most desirable neiboughhood.

INTERNET AND OPEN HOUSE REMARKS PLEASE USE THE ADDENDUM DATA INPUT FORM FOUND ON WEBForms®

**INTERNET PUBLIC ADVERTISING**

<p><b>400 Publish listing on Internet</b>  <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p><b>402 Display Address on Internet</b>  <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p><b>404 VIRTUAL TOUR URL</b></p>	<p><b>406 PROPERTY BROCHURE URL</b></p>
<p><b>412 TOUR (Agents Open)</b>            DATE: _____                      mm / dd / yyyy            START TIME: _____ END TME: _____            REFRESHMENTS: <input type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p><b>TOUR (Agents Open)</b>            DATE: _____                      mm / dd / yyyy            START TIME: _____ END TME: _____            REFRESHMENTS: <input type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p><b>414 OPEN (Public Open House)</b>            DATE: _____                      mm / dd / yyyy            START TIME: _____ END TME: _____            REFRESHMENTS: <input type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p><b>OPEN (Public Open House)</b>            DATE: _____                      mm / dd / yyyy            START TIME: _____ END TME: _____            REFRESHMENTS: <input type="checkbox"/> YES <input type="checkbox"/> NO</p>

**065 ADDRESS** 6580 Williams Road V7E 1K5

**STRATA/LEASEHOLD PROPERTIES**

<b>500 UNITS IN DEVELOPMENT</b> <i>(Insert No. of Units if there is more than One Strata Plan)</i> # _____	<b>502 TOTAL UNITS IN STRATA PLAN</b> <i>(Insert No. of Units)</i> # _____	<b>504 MAINTENANCE FEE</b> <i>(Insert Monthly Amount)</i> \$ _____	<b>506 STOREYS IN BUILDING</b> <i>(Insert No. of Storeys)</i> # _____
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<b>508 MANAGEMENT CO'S NAME</b>	<b>510 MANAGEMENT CO'S PHONE#</b>	<b>516 LOCKER</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>520 IS THE COUNCIL OR PARK APPROVAL REQUIRED FOR PURCHASE?</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
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**522 CHECK ALL ITEMS THE MONTHLY MAINTENANCE FEE INCLUDES:**

<input type="checkbox"/> CBSAT Cable/Satellite	<input type="checkbox"/> GBGPU Garbage Pickup	<input type="checkbox"/> HOTW Hot Water	<input type="checkbox"/> SEWER Sewer
<input type="checkbox"/> CRTKR Caretaker	<input type="checkbox"/> GAS Gas	<input type="checkbox"/> MGMT Management	<input type="checkbox"/> SNOW Snow Removal
<input type="checkbox"/> ELEC Electricity	<input type="checkbox"/> GEOTH Geothermal	<input type="checkbox"/> RECFA Recreation Facility	<input type="checkbox"/> TAXES Taxes
<input type="checkbox"/> GRDEN Gardening	<input type="checkbox"/> HEAT Heat	<input type="checkbox"/> RVPK RV Parking	<input type="checkbox"/> WATER Water
			<input type="checkbox"/> OTHER Other

**524 BYLAW RESTRICTIONS (Max. Four)**

<input type="checkbox"/> AGER Age Restrictions	<input type="checkbox"/> PETY Pets Allowed	<input type="checkbox"/> RENN Rentals Not Allowed	<input type="checkbox"/> RENTR Rent. Allowed with Restrictions
<input type="checkbox"/> PETN Pets Not Allowed	<input type="checkbox"/> PETR Pets Allowed with Restrictions	<input type="checkbox"/> RENV Rentals Allowed	<input type="checkbox"/> SMKG Smoking Restrictions
			<input type="checkbox"/> NO No Restrictions

**526 RESTRICTED AGE - If #524 is Age Restrictions, then field #526 must be completed.**

19+  30+  35+  45+  55+  65+  OTHER

**If #524 is Pets Allowed or Pets Allowed with Restrictions, then field #528, 530, & 532 must be completed.**

**528 CATS**  YES  NO      **530 DOGS**  YES  NO      **532 # OF PETS**  1  2  No Restrictions

**If #524 is Rentals Allowed or Rent. Allowed with Restrictions, then field #534, 535, 537 & 539 must be completed.**

**534 # OR % OF RENTALS ALLOWED** *(insert number and also complete #535)* \_\_\_\_\_

**535 # OR %** *(Check one)*  
 # \_\_\_\_\_       NO  
 % \_\_\_\_\_       YES - if answer is YES Complete - Term Details

**537 SHORT TERM (<1 YR) RENTAL/LEASE ALLOWED?**  
 NO  
 YES - if answer is YES Complete - Term Details

**539 TERM DETAILS** \_\_\_\_\_

**536 DIRECTIONAL EXPOSURE - (STRATA)**

Faces:  N  S  E  W  NE  NW  SE  SW

**MANUFACTURED HOMES/MODULAR HOMES/PARK MODEL HOMES**

**561 MANUF TYPE (One Only)**

SINGLE Single Wide       DOUBLE Double Wide       TRIPLE Triple Wide       PARK Park Model

<b>562 REGISTERED IN MANUFACTURED HOME REGISTRY?</b> <input type="checkbox"/> YES <input type="checkbox"/> NO    If Yes, MHR # _____	<b>564 CSA/BC ELECTRICAL NO.</b> # _____	<b>566 PAD RENTAL</b> \$ _____
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**TO BE COMPLETED FOR MULTI-FAMILY REVENUE PROPERTIES ONLY (UP TO 4 UNITS)**

<b>538 FIRE SPRINKLER SYSTEM?</b> <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PARTIAL	<b>NUMBER OF UNITS (as applicable)</b>	<b>544</b> Bach./Studio units _____	<b>554</b> INCOME AS AT (Date) _____
<b>540 ARE THERE ANY OUTSTANDING FIRE ORDERS OR BYLAW INFRACTIONS, WHICH HAVE BEEN DISCLOSED BY THE SELLER(S)?</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>546</b> 1-bedrm units _____	<b>556</b> = _____/annum	
<b>542 SMOKE DETECTORS?</b> <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PARTIAL	<b>548</b> 2-bedrm units _____	<b>558</b> LESS OPERATING EXPENSES _____	
	<b>550</b> 3-bedrm units _____	<b>560</b> = NET OPERATING INCOME _____	
	<b>552</b> Other units _____		

ADDRESS: 6580 Williams Road V7E 1K5

This additional page/fields are only used for the electronic Upload Listing process and are not part of the original Data Input Form.

This information has been captured from the Multiple Listing Contract in the Transaction

OWNER NAME(S): **Capstone Living Ltd.**LISTING DATE: 01 03 2026  
MONTH DAY YEAREXPIRY DATE: 03 31 2026  
MONTH DAY YEARPID: **003-490-769**LEGAL DESCRIPTION:  
**LOT 20, BLOCK 4N, PLAN NWP28557, SECTION 31, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**LISTING PRICE: **\$1599999**COOPERATING BROKERAGE COMMISSION:  
**3.25% ON THE FIRST \$100,000 AND 1.15% ON THE BALANCE****OPTIONAL** FIELD OBTAINED FROM MLSLink ADDENDUM DATA INPUT FORM (IF ONE HAS BEEN COMPLETED INTERNET REMARKS: