

THE RICHMOND STABLES

12551 GILBERT ROAD

Richmond, BC



REPUBLIQUE GROUP

RANDY LIM



604-968-8111



A little Traditional Country *in heart of the city*

An unprecedented country experience residing in the middle of Greater Vancouver. The Richmond Stables, provides an extensive 5 acreage to unwind and enjoy.

The Property

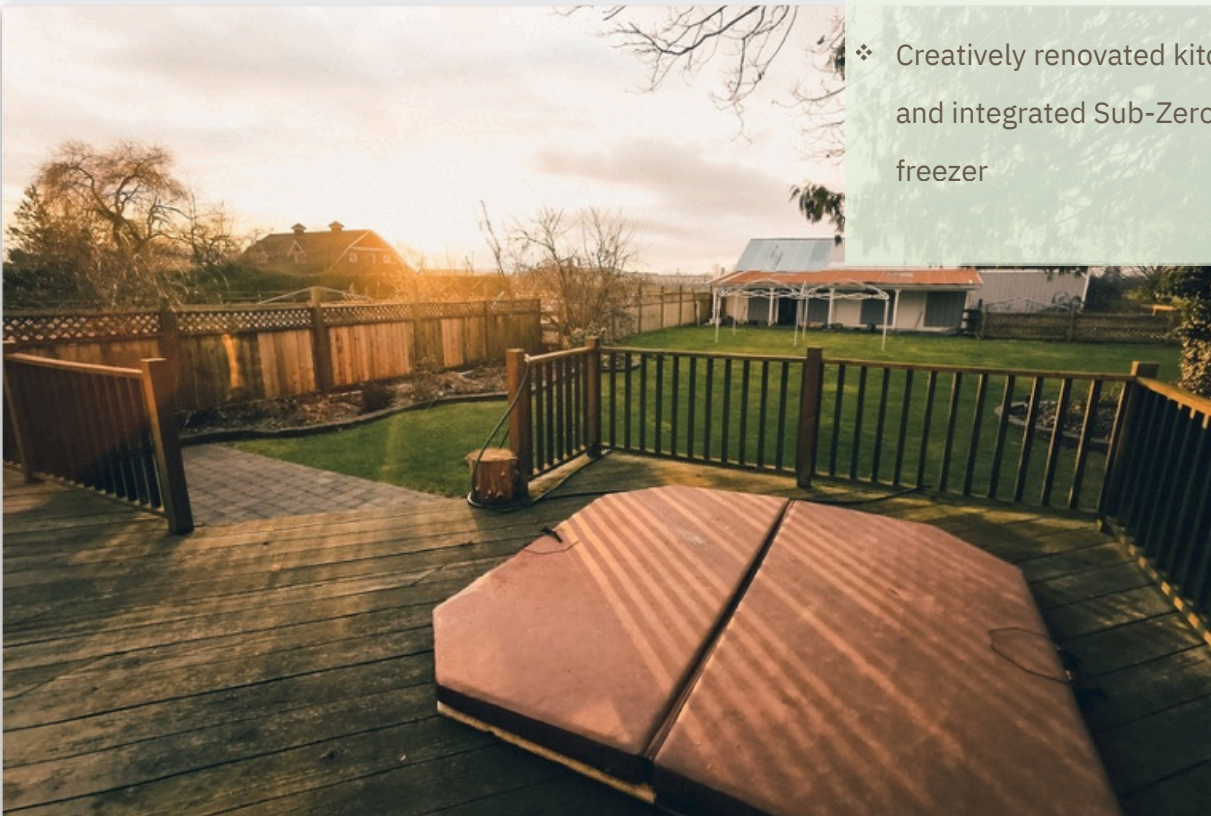
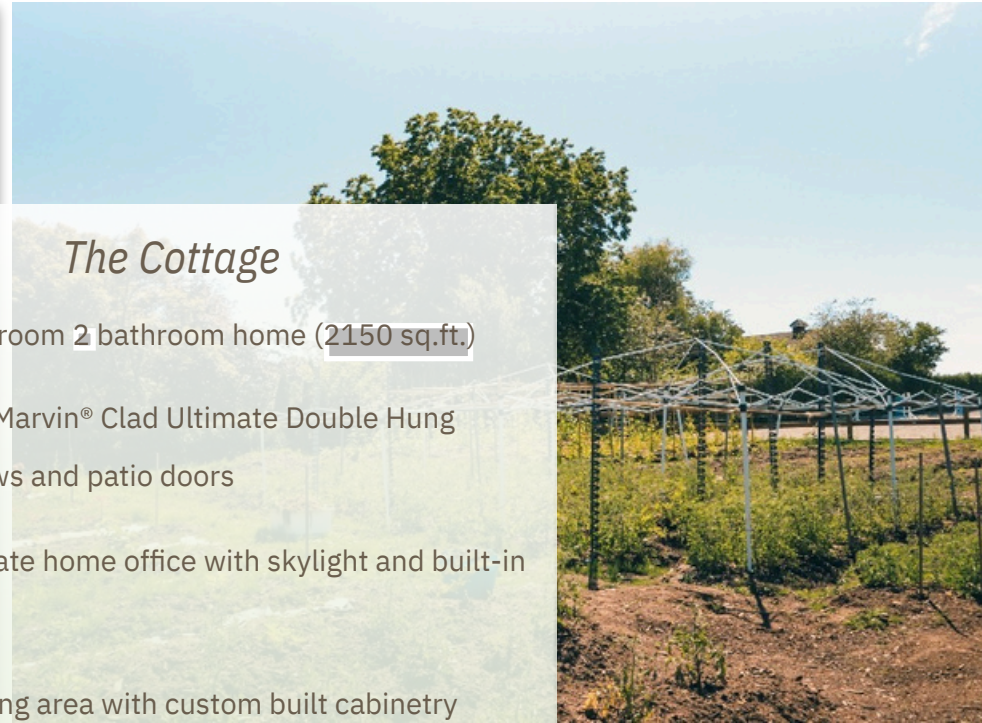
- ❖ Nearby the historic fishing village of Steveston
- ❖ Generous 200ft frontage
- ❖ Absolutely astonishing West Coast sunsets
- ❖ Short walk to the South Dyke Recreational Trail
- ❖ Surrounded by farmland and large acreages for a tranquil environment



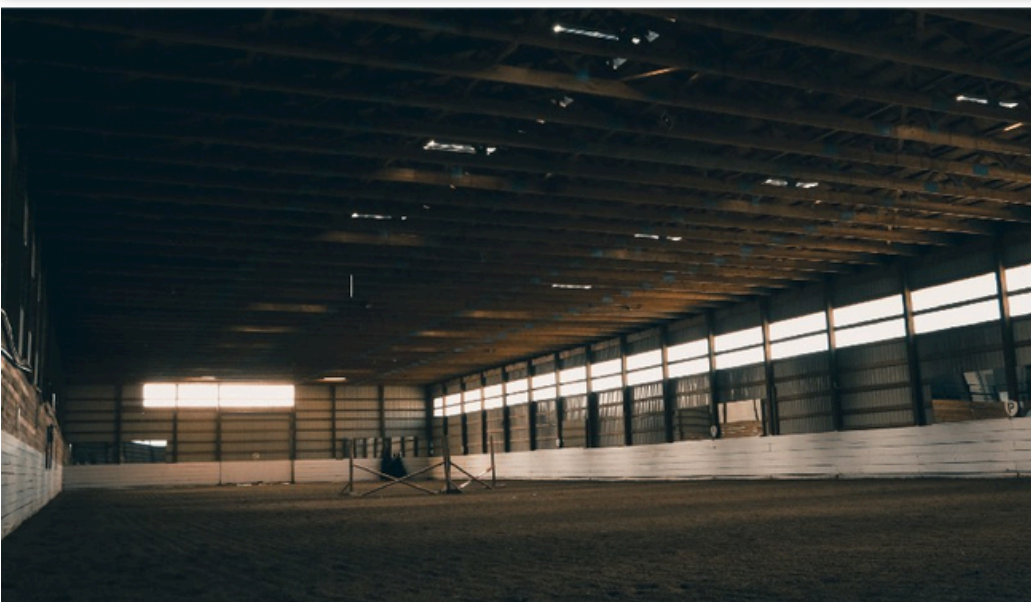


The Cottage

- ❖ Quaint 4 bedroom 2 bathroom home (2150 sq.ft.)
- ❖ High quality Marvin® Clad Ultimate Double Hung wood windows and patio doors
- ❖ Upstairs private home office with skylight and built-in desk area
- ❖ Spacious Living area with custom built cabinetry
- ❖ Creatively renovated kitchen with 6-burner Wolf gas and integrated Sub-Zero 48" refrigerator with bottom freezer

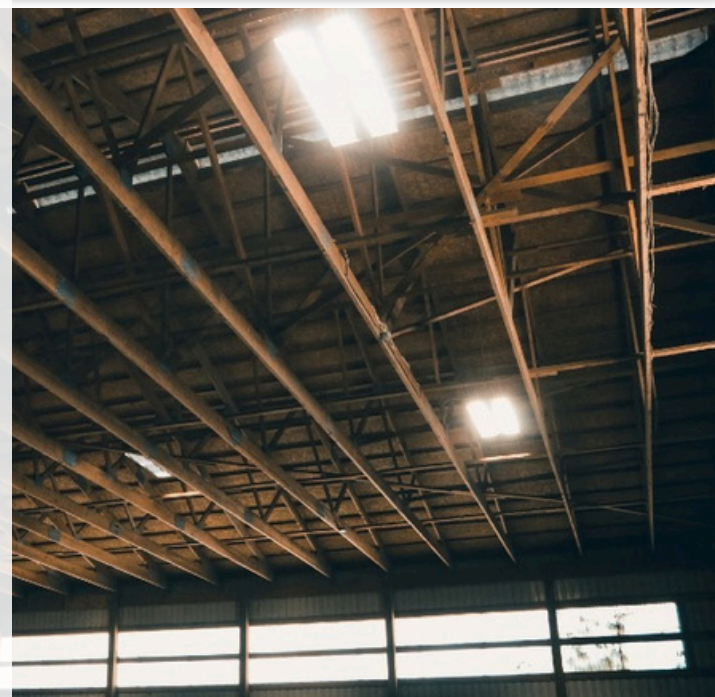


The Barn



- 
- ❖ Olympic sized arena with updated LED lighting with comfortable viewing from a heated lounge
 - ❖ Pony barn with outdoor paddock (1500 sq.ft.)
 - ❖ Two tack rooms
 - ❖ 20 sanded and drained paddocks
 - ❖ Utility Shed
 - ❖ Two guest suites
 - ❖ Two arena bathrooms
 - ❖ Hay storage loft (700+ sq.ft.)
 - ❖ Workshop for tools and storage (1000+ sq.ft.)
 - ❖ Additional 9 covered stables on far west side of property

- 
- ❖ Relaxing riding path surrounds the property for leisurely riding
 - ❖ Two tack rooms
 - ❖ Over \$600,000 in equipment and improvements for the facility
 - ❖ Incredibly well maintained facility with existing loyal clientele
 - ❖ Opportunity to create a high income producing business with 24 stables at [REDACTED] each





12551 Gilbert Road, Richmond

List Price: **SOLD**

Meas. Type: Feet	Feet	Frontage (feet):	202.80	Approx. Year Built:	
Depth / Size:	859 / 716	Frontage (meters):		Age:	
Lot Area (sq.ft.):	217,800.00	Bedrooms:		Zoning:	
Flood Plain:		Bathrooms:		Gross Taxes:	
Approval Req.?:		Full Baths:		For Tax Year:	
Rear Yard Exp:		Half Baths:		Tax Inc. Utilities?	
If new, GST/HST inc?:				P.I.D:	

FLOOR	TYPE	DIMENSIONS	FLOOR	TYPE	DIMENSIONS
Main	Living Room		Above	Bedroom	
Main	Master Bedroom		Main	Walk-In Closet	
Main	Bedroom		Main	Other	
Main	Bedroom		Main	Other	
Main	Dining Room		Main	Office	
Main	Kitchen		Main	Storage	
Main	Laundry		Main	Storage	
Main	Recreation Room				

Finished Floor (Main):		# of Rooms:		BATH FLOOR	# OF PIECES	ENSUITE?
Finished Floor (Above):		# of Kitchen		1	Main	
Finished Floor (Below):		# of Levels		2	Main	
Finished Floor (Basement):		Suite:		OUTBUILDINGS		
Finished Floor (Total):		Basement		Barn:	18,470	
Unfinished Floor:		Beds in Basement:		Workshop/Shed		
Grand Total:		Beds not in Basement:				

Randy Lim - Republique Group
Ilia T - Republique Group
info@republiquegroup.com

direct: 604-968-8111
direct: 778-840-1665

