



Presented by:
Brian Vidas
 sutton-centre realty
 Phone: 604.671.5259
 Email: Brian@BrianVidas.com
 Website: www.BrianVidas.com



Richmond, Ironwood Residential Attached
11748 KINGSBRIDGE DR, V7A 4S1 MLS# V841633 Sold



List Price: \$293,000	Previous Price:	Sale Price: \$285,500
Days on Market: 12	Original Price: \$293,000	Sale Date: 24-Jul-10

Subdiv/Complex:	Approx Yr Bld: 1980	PID: 001-472-844
Frontage:		Type: Townhouse
Depth/Size:		Zoning: R2
Lot SqFt: 0	Age at List Date: 30	Taxes: \$1,253 (2009)
Exposure:	Bedrooms: 2	If New GST/HST Incl: No
Stories in Bldg: 2	Bathrooms: 1	Tax Incl Utils: No
Flood Plain:	Full Baths: 1	Apprvl Req: No
Meas. Type: Feet	Half Baths: 0	
Fixtures Lsd:		
Fixt Removed:		
View:		

Style of Home: Corner Unit, Ground Level Unit	Total Parking: 1	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Open, Visitor Parking	
Exterior: Wood		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans: 2 BLKS	Dist to School/Bus: 1 BLK
Renovations: Completely	Units in Development: 88	Total Units in Strata: 88
Flooring: Laminate, Mixed, Tile	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Wood	Mortgage Info: \$0	
Outdoor Area: Fenced Yard, Patio(s)	Property Disclosure: Y	
Mngmt Co: WYNFORD	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-261-0285	Maint Fee: \$200.00	

Maint Charge Incl: Garbage Pickup, Management, Recreation Facility, Snow removal

Legal: PL NWS644 LT 13 BLK 4N LD 36 SEC 25 RNG 6W
 Amenities: In Suite Laundry, Playground, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Storage Shed

Site Influences: Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'8 X 13'8						
Main F.	Kitchen	8' X 7'6						
Main F.	Master Bedroom	14'6 X 11'5						
Main F.	Bedroom	11' X 9'6						
Main F.	Laundry	5'10 X 5'3						
Main F.	Walk-In Closet	6' X 4'8						
Main F.	Entrance Hall	10' X 4'						
Main F.	Patio	35' X 20'						

Floor Area (SqFt):	Total # Rooms: 8	Bathrooms
Finished Floor Area Main: 926	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 926	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 926		8

Listing Broker(s): (1) Sutton Centre Realty

Renovated corner, end unit townhouse with 700SF sunny south facing private fenced backyard perfect for a young family. This spacious floor plan is updated with a brand new kitchen with new tiles, countertops & glass/wood cabinets, plus updated bathroom, crown moulding, new designer paint, high quality laminate flooring with new baseboards, plugs & switches which really complete this beautiful renovation. Your parking stall is right outside your front door. Well maintained park-like complex features new exterior paint & new privacy fences. Excellent building amenities: Large swimming pool, hot tub/swirlpool & sauna. Come see why this is one of the nicest communities in Richmond. Open House Sun July 25th, 2-4pm.