



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



Richmond, VRI80 (McNair) Residential Detached
10620 AINSWORTH CR MLS # V735149 **Sold**



List Price:	\$499,900	Sold Price:	\$499,900	Days on Market:	4
		Sold Date:	21-Sep-08		
Previous Price:	\$499,900	Complex/Subdiv:			
Original Price:	\$499,900	Postal Code:	V7A 3V6	Type:	HOUSE
Frontage:	66.10 ft			Approx Yr Blt:	1960
Depth/Size:	106			Age at List Date:	48
Lot Area SqFt:	7,007	Bedrooms:	4	Zoning:	R1/E
Rear Yard Exp:	West	Bathrooms:	3	Taxes:	\$2,290 /2008
Meas Type:	Feet	Full Baths:	2	If New GST Incl:	
Flood Plain:		Half Baths:	1	Occupancy:	Tenant
Serv. Connected:	Electricity / Natural Gas / Sanitary Sewer / Storm Sewer / Water				
View:	No				

Style of Home:	Rancher/Bungalow	Total Parking:	3	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	RV Parking Avail.		
Exterior:	Mixed				
Rainscreen:		Dist to Public Trans:	1/2	Dist to School Bus:	1/2
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Mixed			Seller's Interest:	Registered Owner /
Water Supply:	City/Municipal			Mortgage Info:	0 /
Heat/Fuel:	Forced Air / Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - RENTAL PROPERTY
Fireplace Fuel:	Gas - Natural			Roughed in Plumb:	
Outdoor Area:	Fenced Yard / Patio(s)			Fixtures Leas:	No
Pad Rental:				Fixt Removed:	
Out Buildings:					

Legal: PL 20611 LT 18 BLK 4N LD 36 SEC 35 RNG 6W SUBURBAN BLOCK 14. PID: 005-433-266
 Amenities: Storage
 Features Incl:
 Site Influences: Recreation Nearby / Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'3 X 11'1	Main F.	Eating Area	6' X 5'			X
Main F.	Kitchen	12'8 X 11'						X
Main F.	Dining	13'6 X 8'8						X
Main F.	Recreation Room	25'8 X 11'7						X
Main F.	Master Bedroom	14'9 X 11'						X
Main F.	Bedroom	10'8 X 8'7						X
Main F.	Bedroom	8'9 X 8'8						X
Main F.	Entrance Hall	13'7 X 3'8						X
Main F.	Laundry	8'6 X 6'8						X
Main F.	Bedroom	9'4 X 9'3						X

Floor Area (SqF)		Total # Rooms:		Bathrooms	
Main Floor Area SqFt:	1,950	Total # Rooms:	11	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	# Kitchens:	1	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Finished Levels:	1	3	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	1,950	Basement Area:	Crawl	5	
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	1,950			8	

Listing Broker(s): Sutton Grp-West Coast Realty

Spacious (over 1900sf) 4 bdrm, 3 bath rancher in "MCNAIR" area. Western backyard, quiet neighborhood with no ditches and close to shopping centre (Ironwood Mall), transportation and schools (Kidd Elementary & McNair Sec.). Shows well, call today to view.