



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



Richmond, Ironwood Residential Attached
11658 KINGSBRIDGE DR, V7A 4S1 MLS# V837052 Sold



List Price: \$289,000	Previous Price:	Sale Price: \$285,000
Days on Market: 14	Original Price: \$289,000	Sale Date: 28-Jun-10
Subdiv/Complex:		
Frontage:	Approx Yr Blt: 1980	PID: 001-473-352
Depth/Size:		Type: Townhouse
Lot SqFt: 0	Age at List Date: 30	Zoning: R2
Exposure:	Bedrooms: 2	Taxes: \$1,253 (2009)
Stories in Bldg: 2	Bathrooms: 1	If New GST/HST Incl:
Flood Plain:	Full Baths: 1	Tax Incl Utils:
Meas. Type:	Half Baths: 0	Apprvl Req:
Fixtures Lsd:		
Fixt Removed:		
View:		

Style of Home: Corner Unit, Ground Level Unit	Total Parking: 1	Covered Parking: 0
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	Dist to School/Bus: 1
Renovations: Completely	Reno Year: 2009	Units in Development: 88
Flooring: Laminate, Tile	Locker: Yes	Total Units in Strata: 88
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	R/I Fireplaces:	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 41 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: Y; 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 huge 700 sf private fenced backyard with flowers, plants & grass, perfect for a young family. Updated with brand new kitchen & bathroom, designer paint & lighting plus nice floor plan with laminate floors and large living room. Well maintained park-like complex features new exterior paint and new privacy fences. Excellent building amenities: large swimming pool, hot tub/swirlpool & sauna. Come see why this is one of the nicest townhouse communities in Richmond. PUBLIC OPEN: Saturday June 26th, 2-4 PM.