



Presented by:
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Richmond, Ironwood Residential Attached
11718 KINGSBRIDGE DR, V7A 4S1 MLS# V829204 Sold



List Price: \$324,800	Previous Price:	Sale Price: \$322,000
Days on Market: 7	Original Price: \$324,800	Sale Date: 17-May-10
Subdiv/Complex:		
Frontage:	Approx Yr Blt: 1980	PID: 001-473-212
Depth/Size:	Age at List Date 30	Type: Townhouse
Lot SqFt: 0	Bedrooms: 2	Zoning: R2
Exposure:	Bathrooms: 1	Taxes: \$1,253 (2009)
Stories in Bldg: 2	Full Baths: 1	Gst Incl:
Flood Plain:	Half Baths: 0	Apprvl Req:
Meas. Type: Feet	Tax Incl Utils:	
Fixtures Lsd:		
Fixt Removed:		
View:		

Style of Home: Corner Unit, Ground Level Unit	Total Parking:	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, 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)		
Mngmt Co: WYNFORD	Property Disclosure: Y	
Mngmt Ph: 604-261-0285	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Maint Fee: \$200.00		

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

Legal: PL NWS644 LT 25 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, Disposal - Waste, Drapes/Window Coverings, Storage Shed, Windows - Thermo
 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	17' X 13'9"						
Main F.	Kitchen	8'2 X 8'2"						
Main F.	Dining	10'3 X 7'7"						
Main F.	Master Bedroom	14'6 X 11'5"						
Main F.	Bedroom	11' X 9'6"						
Main F.	Laundry	5'10 X 5'6"						
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: 9	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

SIMPLY STUNNING \$50,000 FULL RENO. Open floor plan with huge 700 SF private fenced exotic backyard with new deck pad, sod (grass), palm trees & lava rocks. No expense spared with new designer paint, crown moulding, 13 mm laminate wood flooring, 2" blinds, window dressings & decorative drapes, doors, baseboards & casing plus "high quality" stacking washer/dryer. New antique white kitchen cabinets, SS appliances, granite countertops & breakfast bar plus tile flr & beautiful tumbled travertine tile backsplash complete this dream kitchen overlooking the living room & backyard. New oversize tub, granite vanity & spectacular bthrm tile work. Double glazed windows & two sliding glass patio doors. Open Sat & Sun May 15/16, 1-4 pm.