



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



Ironwood, Richmond Residential Attached
11728 KINGSBRIDGE DR MLS # V700285 Sold



List Price:	\$295,000	Sale Price:	\$295,000	Days on Market:	3
		Sale Date:	07-Apr-08		
Previous Price:		Subdiv/Complex:			
Original Price:	\$295,000	View:			
Frontage:		Postal Code:	V7A 4S1	Type:	Townhouse
Depth/Size:				Approx Yr Bilt:	1979
Lot SqFt:	0			Age at List Date:	29
Exposure:		Bedrooms:	2	Zoning:	R2T
Stories in Bldg:	2	Bathrooms:	1	Taxes:	\$1,246 / 2007
Flood Plain:		Full Baths:	1	Gst Incl:	
Meas. Type:		Half Baths:	0	Apprvl Req'd:	
Fixtures Lsd:				Occupancy:	Owner
Fixt Removed:				Tax Incl Util:	N

Style of Home:	Corner Unit / Ground Level Unit		Total Parking:	1	Covered Parking:	0
Construction:	Frame - Wood		Parking Stall #:	57	Parking Stall Owned:	
Foundation:	Concrete Perimeter		Parking Access:	Rear		
Exterior:	Wood		Parking Facilities:	Open / Visitor Parking		
Rain Screen:						
Type of Roof:	Asphalt		Dist to Public Trans:	NEAR	Dist to School/Bus:	NEAR
Renovations:		Reno Year:	2007	Units in Development:		Total Units in Strata:
Flooring:	Laminate / Tile		Locker:	Yes	Locker #:	
Water Supply:	City/Municipal		Possession:			
Heat/Fuel:	Electric		Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:	0	Seller's Interest:	Registered Owner	
Fireplace Fuel:	Wood		Mortgage Info:	0 -		
Outdoor Area:	Fenced Yard / Patio(s)		Property Disclosure:	/ Yes		
Mngmt Co/Phone:	Wynford Group / 604-261-0285		Bylaw Restrictions:	Rentals Allowed w/Restrictions, Pets Allowed w/Rest.		
Mo. Maint Charge:	\$190.00					

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Management, Recreation Facility

Legal: SL 21 SEC 25 BLK 4N R6W SP NW 644 PID: 001-473-131
 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, Security System, Smoke Alarm
 Site Influences: Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'8 X 17'						
Main F.	Kitchen	7'6 X 8'						
Main F.	Dining	7'7 X 10'4						
Main F.	Master Bedroom	14'6 X 11'4						
Main F.	Bedroom	9'5 X 11'						

Floor Area (SqFt):		Total # Rooms:	5	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

Ground level unit, beautifully landscaped private fenced yard approx. 700 sq.ft. \$20,000 reno in '07. New paint, lighting, updated kitchen & bath. Ceramic tile floor and laminate in Master Bedroom. Sliding patio doors & outside storage shed.