



Presented by:

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Royal LePage Westside

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R2765942

Board: V

House/Single Family

9305 KINGSLEY CRESCENT

Richmond

Ironwood

V7A 4V6

Residential Detached

\$1,299,800 (LP)**\$1,405,000** (SP) Sold Date: **4/11/2023**Meas. Type: **Feet**Frontage(feet): **39.99**Frontage(metres): **12.19**Depth / Size: **111.25**Lot Area (sq.ft.): **4,408.00**Lot Area (acres): **0.10**

Flood Plain:

View:

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type:

If new, GST/HST inc?:

Bedrooms: **3**Bathrooms: **3**Full Baths: **3**Half Baths: **0**Rear Yard Exp: **West**P.I.D.: **003-918-424**Original Price: **\$1,299,800**Approx. Year Built: **1980**Age: **43**Zoning: **RS1/B**Gross Taxes: **\$3,939.99**For Tax Year: **2022**

Tax Inc. Utilities?:

Tour:

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Slab**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Baseboard, Electric, Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **5** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double, Open**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes** Land Lease Expiry Year:
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Tile, Vinyl/Linoleum, Wall/Wall/Mixed, Carpet**

Legal: **LOT 614, BLOCK 4N, PLAN NWP55101, SECTION 25, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,154	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,262	Main	Living Room	13'2 x17'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'0 x11'11			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	9'6 x8'11			x	Above 3
Finished Floor (Basement):	0	Main	Eating Area	9'6 x6'11			x	Above 4
Finished Floor (Total):	2,416sq. ft.	Main	Family Room	11'1 x6'5			x	
Unfinished Floor:	0	Main	Laundry	10'8 x9'6			x	
Grand Total:	2,416sq. ft.	Main	Foyer	10'5 x6'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'7 x11'11			x	
		Above	Bedroom	10'10 x15'3			x	
		Above	Bedroom	16'10 x11'8			x	
		Above	Flex Room	11'3 x25'2			x	
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
Bvl aw Restrictions:								

Listing Broker(s): **RE/MAX Westcoast**

Solid well-kept Tudor-style home in a great family neighborhood. This 4 bed, 3 bath home has had many updates over the years including tiled entryway with crown and chair rail moldings, fresh paint throughout, updated appliances and counters. Windows replaced in 2010, new garage door in 2017. Excellent layout with spacious bedrooms and lots of extra storage. Kids' room upstairs could be easily a fourth bedroom. Very private backyard fully fenced in, (no neighbour behind). Ample parking including two car garage. Conveniently located close to school, transit, recreation, and Ironwood mall. This beautiful home is in move-in condition. Don't miss out on this opportunity.