



Presented by:

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Sold R2787325 Board: V House/Single Family		10651 BAMBERTON DRIVE Richmond Broadmoor V7A 1K6		Residential Detached \$2,498,000 (LP) \$2,510,000 (SP)	
		Sold Date: 6/14/2023		If new, GST/HST inc?:	
		Meas. Type: Feet		Bedrooms: 6	
		Frontage(feet): 62.00		Bathrooms: 5	
		Frontage(metres): 18.90		Full Baths: 4	
		Depth / Size: 124.9		Half Baths: 1	
Lot Area (sq.ft.): 7,744.00		Rear Yard Exp:		Zoning: HSE	
Lot Area (acres): 0.18		P.I.D.: 011-794-062		Gross Taxes: \$6,589.25	
Flood Plain: No		Tax Inc. Utilities?: No		Tour:	
View: :					
Complex/Subdiv:					
First Nation Reserve:					
Services Connected:		Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water			
Sewer Type: City/Municipal		Water Supply: City/Municipal			
Style of Home: 2 Storey		Total Parking: 5		Covered Parking: 3	
Construction: Frame - Wood		Parking: Garage; Triple		Parking Access: Front	
Exterior: Brick, Mixed		Driveway Finish:		Dist. to School Bus:	
Foundation: Concrete Perimeter		Title to Land: Freehold NonStrata		Land Lease Expiry Year:	
Renovations:		Property Disc.: No			
# of Fireplaces: 2		Fixtures Leased: No			
R.I. Fireplaces:		Fixtures Rmvd: :			
Fireplace Fuel: Natural Gas		Floor Finish: Mixed			
Fuel/Heating: Natural Gas, Radiant					
Outdoor Area: Patio(s)					
Type of Roof: Asphalt					
Legal: LOT 9, BLOCK 4N, PLAN NWP78755, SECTION 32, RANGE 6W, NEW WESTMINSTER LAND DISTRICT					
Amenities:					
Site Influences:					
Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Smoke Alarm					
Finished Floor (Main): 2,390		Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 1,898		Main	Living Room	20'3 x 16'3	Floor #Pcs
Finished Floor (AbvMain2): 0		Main	Dining Room	19'2 x 15'6	Main 2
Finished Floor (Below): 0		Main	Kitchen	15'3 x 11'3	Above 4
Finished Floor (Basement): 0		Main	Eating Area	10'0 x 8'5	Main 3
Finished Floor (Total): 4,288sq. ft.		Main	Family Room	17'0 x 15'2	Above 5
Unfinished Floor: 0		Bsmt	Bedroom	13'10 x 13'5	Above 6
Grand Total: 4,288sq. ft.		Main	Office	12'0 x 12'0	
Flr Area (Det'd 2nd Res): sq. ft.		Main	Laundry	11'1 x 7'7	
Suite: None		Above	Primary Bedroom	22'5 x 15'2	
Basement: None		Above	Bedroom	14'0 x 12'2	
		Above	Bedroom	13'0 x 11'3	
		Above	Bedroom	11'6 x 10'2	
		Above	Bedroom	18'0 x 12'10	
Crawl/Bsmt. Height: # of Levels: 2		Manuf Type:		Registered in MHR?:	PAD Rental:
# of Kitchens: 1		MHR#:		CSA/BCE:	Maint. Fee:
# of Rooms: 13		ByLaw Restrictions:			
Listing Broker(s): Royal LePage Westside					
Royal Pacific Riverside Realty Ltd.					
<p>Maple Lane is a desirable address in the best neighbourhood Broadmoor. Close proximity to Broadmoor Village, South Arm Community Centre and school catchment Steveston-London Secondary & Maple Lane Elementary. This well built, 2 level home of 4,288 sq. ft offers spacious living on a 7,744 sq.ft. lot. Functioning layout features 6 spacious bedrooms, 4 ensuite, a powder room, a den/office and 3-car garage. Main floor has lots of windows, a bright kitchen, eating area, dining room, family room, 2 gas fireplaces, laundry, large den/office, and a bedroom withan ensuite that's great for guests. Well kept by long time owners who use this as their summer home. Move in ready, bring your decorating ideas.</p>					