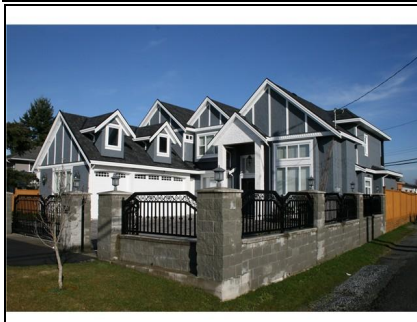


Richmond, Ironwood
11311 SEATON RD, V7A 3G4

MLS# V1111922

Residential Detached

Active



List Price:	\$1,299,900	Days on Mkt:	30
List Date:	16-Mar-15	Expiry Date:	16-Jun-15
Complex/Subdiv			
Previous Price:		Frontage:	74.00 ft
Original Price:	\$1,299,900	Frontage Metric:	0.000
Meas Type:	Feet	Bedrooms:	5
Depth/Size:	110	Bathrooms:	6
Lot Area SqFt:	7,742	Full Baths:	6
Rear Yard Exp:	N	Half Baths:	0
Flood Plain:	Yes	If New GST/HST Incl:	No
View:		Taxes:	\$5,676 (2014)
		Tax Incl Utilities:	No
Serv Connected: Electricity, Natural Gas, Sanitary Sewer, Water,			

Style of Home:	2 Storey	Total Parking:	9	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Triple		
Exterior:	Mixed, Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Fibreglass	Year of Reno:		Dist to School Bus:	
Renovations:		Possession:			
Flooring:	Laminate, Mixed, Tile	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Radiant, Hot Water	Mortgage Info:	\$0		
No. of Fireplaces:	2	Property Disclosure:	N - FORECLOSURE		
Fireplace Fuel:	Gas - Natural	Out Buildings:			
Outdoor Area:	Balcony(s)				
Registered:		CSA/BCE:		Pad Rental:	
Fixtures Leased:	N - UNKNOWN				
Fixtures Removed:	Y - UNKNOWN				

Legal: PL 19923 LT 13 BLK 4N LD 36 SEC 25 RNG 6W BLOCK 4

Amenities:
Site Influences: Central Location
Municipal Charges:
Features Incl: Air Conditioning

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'6" X 13'	Above	Bedroom	14' X 10'			X
Main F.	Dining	13'6" X 11'8"	Above	Bedroom	15' X 13'			X
Main F.	Kitchen	14' X 12'8"	Above	Bedroom	12' X 10'			X
Main F.	Wok Kitchen	14' X 6'			X			X
Main F.	Family Room	14' X 14'			X			X
Main F.	Office	14' X 12'			X			X
Main F.	Foyer	14' X 12'			X			X
Main F.	Living Room	14'10" X 12'			X			X
Main F.	Bedroom	11' X 10'			X			
Above	Master Bedroom	16' X 14'			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area:	2,124	Total # Rooms:	13
Finished Floor Up:	1,448	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt:	0	Crawl/Bsmt Height:	
Total Finished Floor:	3,572	Basement Area:	None
Unfinished Floor:	0	Suite:	Legal Suite
Grand Total Floor Area:	3,572		

Listing Broker 1: Valley Pacific Realty Ltd. 604-583-7653
 Listing Sales Rep 1: Tod McGovern tgovern@telus.net
 Listing Sales Rep(s):
 Listing Broker 2:
 Selling Broker(s):
 Selling Sales Rep(s):
 Owner: MAIER INVESTMENTS LTD./M. HAMMAN
 Commission: 3.22% ON 1ST \$100,000/1.15% ON BAL

Realtor Remarks: Subject to Court Approval. AS IS WHERE IS. Buyer/buyer's agent to verify all information if important. Measurements approximate. Email listing agent for Schedule A before writing offer. Offer to be presented to court April 23rd.

Well priced 2 year 2 storey home offers 5 bedrooms, 6 full bathrooms, wok kitchen, office, steam shower and legal 1 bedroom suite. This home boasts over 3,500 sq. ft. of custom cabinetry. Quartz and granite countertops, high end tiling, and detailed crown moulding. Features air conditioning, HRV system, Veissmann boiler, in floor radiant heat & two gas fireplaces. Balcony off of the master bedroom with view of the mountains! Situated on a fully fenced corner lot with triple car garage & paver stone driveway. Central to shopping, transit, highway (99 & 91) and schools. ALL MEASUREMENTS APPROXIMATE. BUYER/BUYER'S AGENT TO VERIFY ALL INFORMATION IF IMPORTANT.



Presented by:
Mylyne Santos-Precioso
 Keller Williams Black Diamond
 Phone: (604) 723-2000
 Email: info@mylyne.com
 Website: www.mylyne.com

Richmond, Ironwood **MLS# V1111922** Residential Detached
11311 SEATON RD, V7A 3G4 **Active**



List Price: \$1,299,900 Previous Price:
 Original Price: \$1,299,900

Complex/Subdiv:

Frontage:	74.00 ft	Bedrooms:	5	PID:	010-590-099
Depth/Size:	110	Bathrooms:	6	Type:	House/Single Family
Lot Area SqFt:	7,742	Full Baths:	6	Approx Yr Blt:	2013
Rear Yard Exp:	N	Half Baths:	0	Age at List Date:	2
Meas Type:	Feet	If New GST/HST Incl:	No	Taxes:	\$5,676 (2014)
Flood Plain:	Yes	Zoning:	RS 1/E		

View:
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home:	2 Storey	Total Parking:	9	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Triple		
Exterior:	Mixed, Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Fibreglass			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Laminate, Mixed, Tile			Seller's Interest:	Court Ordered Sale
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Main F.	Living Room	14'10" X 12'			X			X
Main F.	Bedroom	11' X 10'			X			
Above	Master Bedroom	16' X 14'			X			

Floor Area (SqFt):		Total # Rooms:	13	Bathrooms	
Main Floor Area SqFt:	2,124	# Kitchens:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,448	Finished Levels:	2	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:		3	5 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	Basement Area:	None	4	4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt:	3,572			5	4 Piece; Ensuite: Y; Level: Above
		Suite:	Legal Suite	6	4 Piece; Ensuite: Y; Level: Above
Unfinished Floor:	0			7	
Grand Total Floor Area:	3,572			8	

Listing Broker(s): Valley Pacific Realty Ltd.

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