

#16 - 12438 Brunswick Place, Richmond

\$1,199,000



FULLY RENOVATED MOVE IN READY 3 BEDROOM + DEN TOWNHOME.

Not your typical renovation here with extra touches & higher quality materials that you have to come see to appreciate! Custom designed open style kitchen with modern stainless steel appliances, quartz counters/backsplash & REAL wood cabinets. Bright & spacious living area with new flooring, cozy gas fire place & a dining area opening up to your private fenced black onyx concrete patio. Upstairs offer 3 bedrooms including a large master with a spacious walk in closet, ensuite & a private sundeck. Top floor loft/den with outdoor balcony features motorized skylight blackouts perfect for a home office or 4th bdrm. Home has been painted, replumbed, windows replaced, new hot water tank & boiler. Family oriented complex close to Steveston Village, community centre & schools. 1 car garage with 2nd outdoor parking stall.

KEY INFORMATION

ADDRESS: #16 - 12438 Brunswick Place, Richmond

PRICE: \$1,199,000

AREA: Steveston South

TYPE: 3 Bedroom + 3 Bath + Den

SQ FT: 1603* SF

YEAR BUILT: 1989

TAX: \$2,416.66 (2021)

STRATA FEES: \$436.58

FEATURES

PARKING: 2 - Single Car Garage & Open Stall

PETS: One Dog or One Cat

ELEMENTARY: Homma Elementary

HIGH SCHOOL: McMath Secondary

*Strata Plan show 1,538 SF



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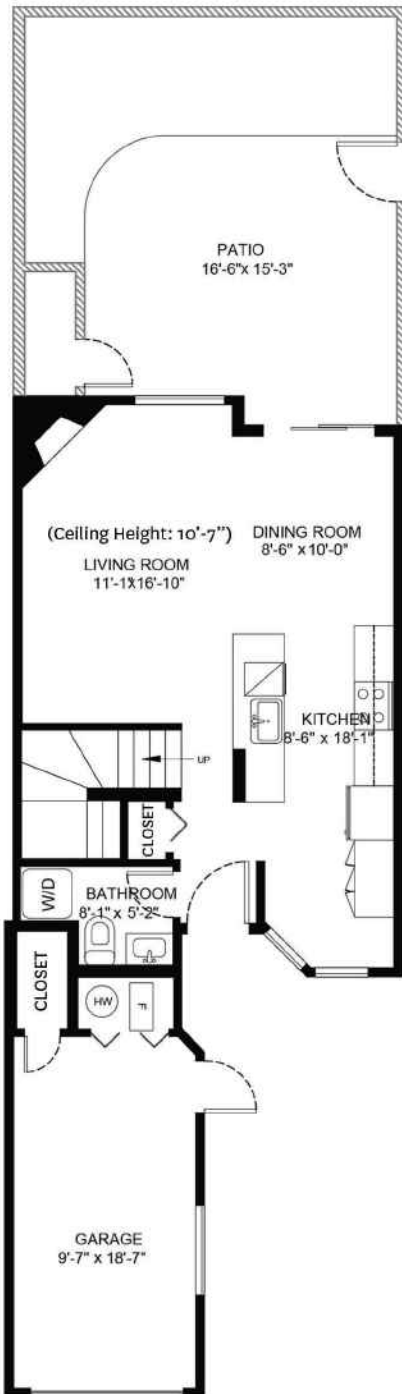
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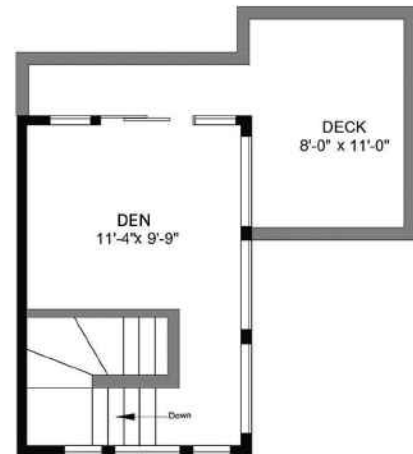
16 - 12438 BRUNSWICK PLACE, RICHMOND, BC



MAIN FLOOR PLAN
Ceiling Height: 8'-0"



UPPER FLOOR PLAN
Ceiling Height: 8'-0"



TOP FLOOR PLAN
Ceiling Height: 8'-0"

MAIN FLOOR TOTAL: 650 SQ.FT.
 UPPER FLOOR TOTAL: 761 SQ.FT.
 TOP FLOOR TOTAL: 192 SQ.FT.
TOTAL: 1,603 SQ.FT.*
 GARAGE: 178 SQ. FT.
 PATIO: 235 SQ. FT.
 BALCONY: 121 SQ. FT.
 DECK: 121 SQ. FT.

*Strata Plan Shows 1,538 SQ. FT.



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Presented by:
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Active		16 12438 BRUNSWICK PLACE		Residential Attached	
R2706143		Richmond		\$1,199,000 (LP)	
Board: V		Steveston South		(SP) M	
Townhouse		V7E 6K6			

Sold Date: Meas. Type: Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Complex / Subdiv: BRUNSWICK GARDENS First Nation Reserve: Services Connctd: Electricity, Natural Gas, Water Sewer Type: City/Municipal	If new, GST/HST inc?: Bedrooms: 3 Bathrooms: 3 Full Baths: 2 Half Baths: 1 P.I.D.: 015-838-200 Original Price: \$1,199,000 Approx. Year Built: 1989 Age: 33 Zoning: RTL1 Gross Taxes: \$2,416.66 For Tax Year: 2021 Tax Inc. Utilities?: Tour:
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Style of Home: 3 Storey Construction: Frame - Wood Exterior: Glass, Mixed, Stucco Foundation: Concrete Perimeter Renovations: Completely # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Fuel/Heating: Baseboard, Electric, Hot Water Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard Type of Roof: Asphalt Reno. Year: 2022 Rain Screen: Metered Water: R.I. Plumbing:	Total Parking: 2 Covered Parking: 1 Parking Access: Front Parking: Garage; Single, Open, Visitor Parking Dist. to Public Transit: near Dist. to School Bus: near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: : Fixtures Rmvd: : Floor Finish: Mixed
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Legal: **STRATA LOT 16, BLOCK 3N, PLAN NWS3206, SECTION 12, RANGE 7W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Private Setting, Shopping Nearby**

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings**

Finished Floor (Main): 650 Finished Floor (Above): 761 Finished Floor (AbvMain2): 192 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,603 sq. ft. Unfinished Floor: 0 Grand Total: 1,603 sq. ft. Suite: Basement: None Crawl/Bsmt. 1 # of Kitchens: 1 # of Levels: 3 # of Rooms: 8	Units in Development: Exposure: Mgmt. Co's Name: DWELL Maint Fee: \$436.58 Maint Fee Includes: Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water Bylaws Restrictions: Pets Allowed w/Rest., Rentals Not Allowed Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:	Tot Units in Strata: 26 Locker: Storeys in Building: 3 Mgmt. Co's #: 604-821-2999 Council/Park Apprv?: # of Pets: 1 Cats: Yes Dogs: Yes
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Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	8'6" x 18'1"				1	Main	2	No
Main	Living Room	11'1" x 16'10"				2	Above	4	Yes
Main	Dining Room	8'6" x 10'				3	Above	4	No
Above	Master Bedroom	14'11" x 15'9"				4			
Above	Walk-In Closet	4'4" x 10'10"				5			
Above	Bedroom	8'11" x 11'5"				6			
Above	Bedroom	8' x 10'8"				7			
Abv Main 2	Den	11'4" x 9'9"				8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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