

# #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



**Derek Kai** PERSONAL REAL ESTATE CORPORATION  
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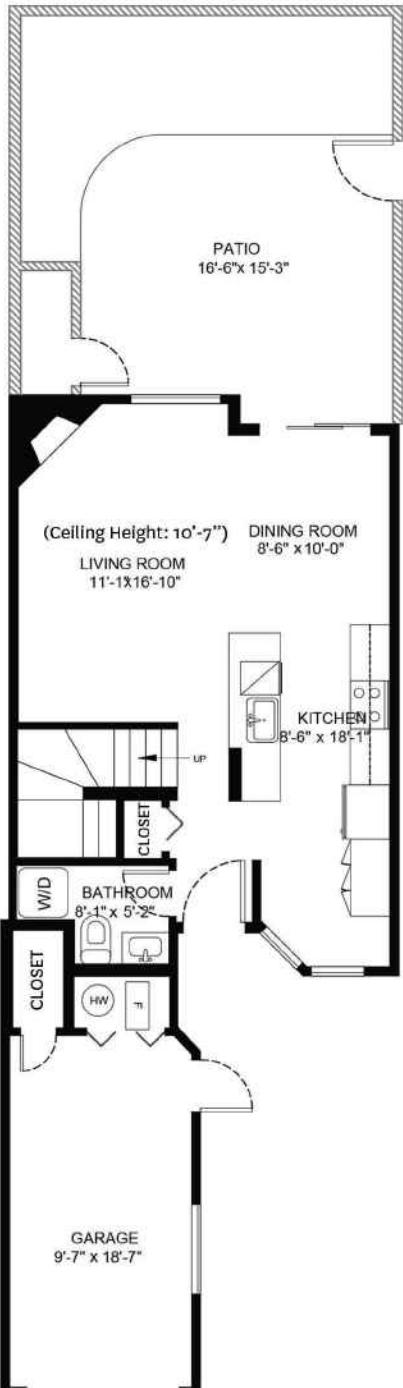
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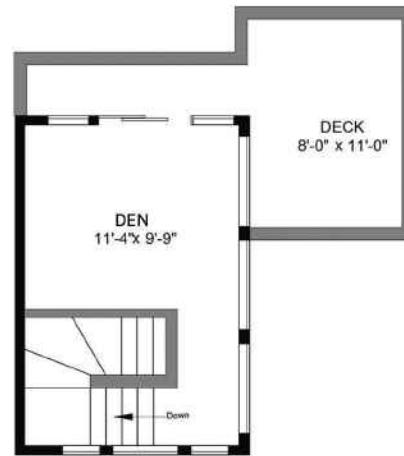
# 16 - 12438 BRUNSWICK PLACE, RICHMOND, BC



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:  
**Derek Kai PREC\***

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**Active**

R2706143

Board: V

Townhouse

## 16 12438 BRUNSWICK PLACE

Richmond  
Steveston South  
V7E 6K6

Residential Attached

**\$1,199,000 (LP)**

**(SP)**

**M**



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,199,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>1989</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>33</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RTL1</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$2,416.66</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain:	P.I.D.: <b>015-838-200</b>	Tax Inc. Utilities?:
View:	:	Tour:
Complex / Subdiv: <b>BRUNSWICK GARDENS</b>		
First Nation Reserve:		
Services Connctd: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey**

Construction: **Frame - Wood**

Exterior: **Glass, Mixed, Stucco**

Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**

Parking: **Garage; Single, Open, Visitor Parking**

Dist. to School Bus: **near**

Dist. to Public Transit: **near**

Title to Land: **Freehold Strata**

Property Disc.: **Yes**

Fixtures Leased: **:**

Renovations: **Completely**

Reno. Year: **2022**

# of Fireplaces: **1** R.I. Fireplaces:

Rain Screen:

Fireplace Fuel: **Gas - Natural**

Metered Water:

Fuel/Heating: **Baseboard, Electric, Hot Water**

R.I. Plumbing:

Outdoor Area: **Balcony(s) Patio(s) Dck(s), Fenced Yard**

Fixtures Rmvd: **:**

Type of Roof: **Asphalt**

Floor Finish: **Mixed**

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

Finished Floor (Main):	<b>650</b>
Finished Floor (Above):	<b>761</b>
Finished Floor (AbvMain2):	<b>192</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,603 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,603 sq. ft.</b>

Units in Development:	Tot Units in Strata: <b>26</b>	Locker:
Exposure:	Storeys in Building: <b>3</b>	
Mgmt. Co's Name: <b>DWELL</b>	Mgmt. Co's #: <b>604-821-2999</b>	
Maint Fee: <b>\$436.58</b>	Council/Park Apprv?:	
Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water</b>		

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**

Restricted Age: # of Pets: **1**

Cats: **Yes** Dogs: **Yes**

# or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Suite:

Basement: **None**

Crawl/Bsmt. Ht: # of Levels: **3**

# of Kitchens: **1** # of Rooms: **8**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	<b>8'6 x 18'1</b>				x	1		No
Main	Living Room	<b>11'1 x 16'10</b>				x	2		Yes
Main	Dining Room	<b>8'6 x 10'</b>				x	3		No
Above	Master Bedroom	<b>14'11 x 15'9</b>				x	4		
Above	Walk-In Closet	<b>4'4 x 10'10</b>				x	5		
Above	Bedroom	<b>8'11 x 11'5</b>				x	6		
Above	Bedroom	<b>8' x 10'8</b>				x	7		
Abv Main 2	Den	<b>11'4 x 9'9</b>				x	8		

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

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