

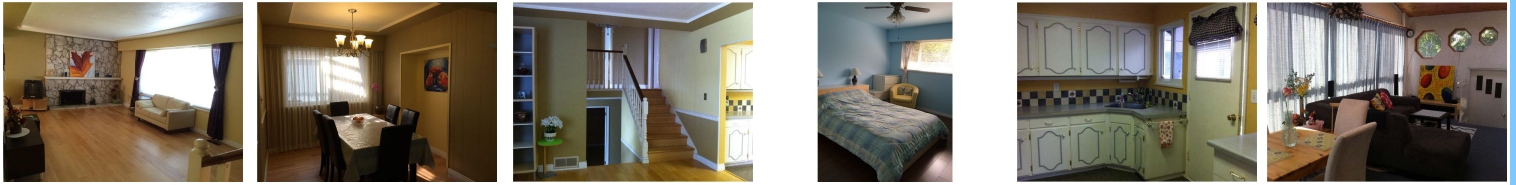


### M 9831 SEABRIGHT ROAD

Richmond  
Ironwood

V7A 4C3

House/Single Family



Great opportunity to own this cozy solid 3 bdrm plus den split level home on 67'x106' lot with back lane access. Fenced yard. Quiet neighbourhood. RV parking space available. Spacious sun-room looking over the garden. Showing by appointment only.



Frontage - Feet	<b>66.99</b>	Total Bedrooms	<b>3</b>	Zoning	<b>R1/E</b>
Depth	<b>106</b>	Total Baths	<b>2</b>	Gross Taxes	<b>\$2,832.00</b>
Lot Sz (Sq.Ft.)	<b>7,099.00</b>	Full Baths	<b>2</b>	For Tax Year	<b>2014</b>
AI	<b>West</b>	Half Baths	<b>0</b>	Tax Utilities Incl	<b>No</b>
Flood Plain	<b>Yes</b>	TotalPrkng	<b>2</b>	Yr Blt	<b>1959</b>
				Age	<b>56</b>

Features Included **Dishwasher, Refrigerator, Stove**

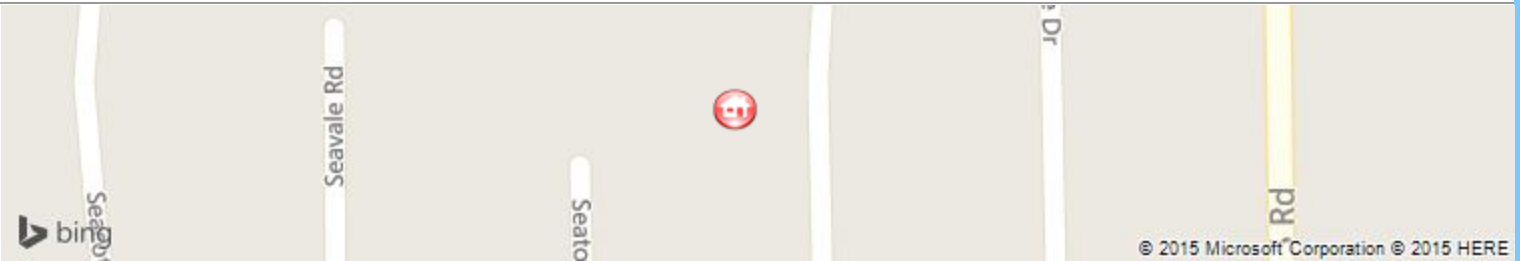
Style of Home: **3 Level Split**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **2**    Covered Parking:  
 Parking: **Other**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**

Dist. to School Bus:



Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 13'1			x			x
Main	Kitchen	9'7 x 12'6			x			x
Main	Dining Room	10' x 8'1			x			x
Main	Solarium	20'11 x 11'3			x			x
Above	Master Bedroom	13'1 x 11'5			x			x
Above	Bedroom	10'1 x 8'8			x			x
Above	Bedroom	10'1 x 8'1			x			x
Below	Foyer	8'1 x 6'2			x			x
Below	Family Room	16'2 x 10'9			x			x
Below	Laundry	13'7 x 9'6			x			x

Finished Floor (Main):	<b>795</b>	# of Rooms:	<b>10</b>	Bath		Floor		# of Pieces		Ensuite?		Outbuildings	
Finished Floor (Above):	<b>579</b>	# of Kitchens:	<b>1</b>	1	<b>Above</b>	<b>4</b>	<b>No</b>					Barn:	
Finished Floor (Below):	<b>527</b>	# of Levels:	<b>3</b>	2	<b>Below</b>	<b>3</b>	<b>No</b>					Workshop/Shed:	
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3								Pool:	
Finished Floor (Total):	<b>1,901 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:	<b>22'4 X 12'6</b>
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5								Door Height:	
Grand Total:	<b>1,901 sq. ft.</b>	Basement:	<b>None</b>	6									
				7									
				8									

Listing Broker(s): **Royal Pacific Realty Corp.**