11600 KINGFISHER DRIVE RICHMOND

Westwind, V7E 3N6

Residential Detached \$2,200,000 (LP)

Depth/Size (ft):	121.49	Bedrooms:	3	Approx. Year Bui	lt: 1972	2
Frontage (ft):	63.39	Bathrooms:	2	Age:	52	
.ot Area: (sq.ft.)	7,701.00	Full Baths:	2	Zoning:	RS1	/E
lood Plain:	,	Half Baths:	0	Gross Taxes:	\$5.5	64.50
lear Yard Exp:	East		-	For Tax Year:	2023	
/iew:	No			P.I.D.:		, 549-887
					000	010 007
tyle of Home:	3 Level Split		Parking:	Total: 3 - Covered	: 2	
onstruction:	Frame - Wood		Covered Parking:	2		
xterior:	Wood		Parking Access:	Rear,Side		
oundation:			Parking:	Carport; Multiple		
ain Screen:			Locker:			
enovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Wood		Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Forced Air, Natural Ga	S	Property Disc:	Yes		
outdoor Area:	Fenced Yard, Patio(s)		PAD Rental:			
ype of Roof:	Other		Fixtures Leased:	No		
loor Finish:	Mixed		Fixtures Rmvd:	No		
	No					
Igmt. Company: complex / Subdiv: ervices Connected: egal: amenities: tite Influences: eatures: cylaw Restric:	WESTWIND Electricity,Natural Gas 003-549-887 LOT 84, Garden ClthWsh/Dryr/Frdg/St	s,Sanitary Sewer,Storm Sewer,Wa BLOCK 3N, PLAN NWP41173, S ve/DW,Drapes/Window Covering:	ECTION 1, RANGE 7W, NEW V	WESTMINSTER LAND D	DISTRICT	
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Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s):	WESTWIND Electricity,Natural Gas 003-549-887 LOT 84, Garden ClthWsh/Dryr/Frdg/St Sutton Group Seafair	BLOCK 3N, PLAN NWP41173, S ve/DW,Drapes/Window Covering: Realty Dimensions	ECTION 1, RANGE 7W, NEW N ,Microwave	Туре	Dimen	
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: éeatures: gylaw Restric: isting Broker(s):	WESTWIND Electricity,Natural Gas 003-549-887 LOT 84, Garden ClthWsh/Dryr/Frdg/St Sutton Group Seafair Type Living Room	BLOCK 3N, PLAN NWP41173, S ve/DW,Drapes/Window Covering: Realty Dimensions 18' x 12'6	ECTION 1, RANGE 7W, NEW N			
Igmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: eatures: sylaw Restric: isting Broker(s): loor lain	WESTWIND Electricity,Natural Gas 003-549-887 LOT 84, Garden ClthWsh/Dryr/Frdg/St Sutton Group Seafair Type Living Room Dining Room	BLOCK 3N, PLAN NWP41173, S ve/DW,Drapes/Window Covering: Realty Dimensions 18' x 12'6 9'3 x 10'6	ECTION 1, RANGE 7W, NEW N ,Microwave	Туре	Dimen	
Igmt. Company: complex / Subdiv: ervices Connected: egal: 	WESTWIND Electricity,Natural Gas 003-549-887 LOT 84, Garden ClthWsh/Dryr/Frdg/St Sutton Group Seafair Type Living Room Dining Room Kitchen	BLOCK 3N, PLAN NWP41173, S ve/DW,Drapes/Window Covering: Realty Dimensions 18' x 12'6	ECTION 1, RANGE 7W, NEW N ,Microwave	Туре	Dimen	
Igmt. Company: complex / Subdiv: cervices Connected: egal: cervices Connected: cervices Connected: cervi	WESTWIND Electricity,Natural Gas 003-549-887 LOT 84, Garden ClthWsh/Dryr/Frdg/St Sutton Group Seafair Type Living Room Dining Room Kitchen Primary Bedroom	BLOCK 3N, PLAN NWP41173, S ve/DW,Drapes/Window Coverings Realty Dimensions 18' x 12'6 9'3 x 10'6 14'6 x 10'6 13' x 10'6	ECTION 1, RANGE 7W, NEW N ,Microwave	Туре	Dimen	
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Igmt. Company: oomplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain bove bove bove smt inished Floor (Main): inished Floor (Above):	WESTWIND Electricity,Natural Gas 003-549-887 LOT 84, Garden ClthWsh/Dryr/Frdg/St Sutton Group Seafair Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Family Room	BLOCK 3N, PLAN NWP41173, S ve/DW,Drapes/Window Covering: Realty Dimensions 18' x 12'6 9'3 x 10'6 14'6 x 10'6 13' x 10'6 13' x 10'6 9' x 10' 9' x 10' 18'6 x 12' # Of Rooms:	ECTION 1, RANGE 7W, NEW N ,Microwave Floor Bsmt 8 1	Type Utility Bathroom Floor	Dimen 10' x 10 # of Pieces	0' Ensuite? No
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain bove bove bove smt inished Floor (Main): inished Floor (Below):	WESTWIND Electricity,Natural Gas 003-549-887 LOT 84, Garden ClthWsh/Dryr/Frdg/St Sutton Group Seafair Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Family Room	BLOCK 3N, PLAN NWP41173, S ve/DW,Drapes/Window Covering: Realty Dimensions 18' x 12'6 9'3 x 10'6 14'6 x 10'6 13' x 10'6 9' x 10' 9' x 10' 18'6 x 12' # Of Rooms: # Of Kitchens: # Of Levels:	ECTION 1, RANGE 7W, NEW N ,Microwave Floor Bsmt 8 1 2	Type Utility Bathroom Floor Below	Dimen 10' x 10 # of Pieces 3	0' Ensuite?
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain bove bove bove smt inished Floor (Main): inished Floor (Below): inished Floor (Bsmt):	WESTWIND Electricity,Natural Gas 003-549-887 LOT 84, Garden ClthWsh/Dryr/Frdg/St Sutton Group Seafair Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Family Room	BLOCK 3N, PLAN NWP41173, S ve/DW,Drapes/Window Covering: Realty Dimensions 18' x 12'6 9'3 x 10'6 14'6 x 10'6 13' x 10'6 9' x 10' 9' x 10' 18'6 x 12' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ECTION 1, RANGE 7W, NEW N ,Microwave Floor Bsmt 8 1	Type Utility Bathroom Floor Below	Dimen 10' x 10 # of Pieces 3	0' Ensuite? No
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/iew: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	WESTWIND Electricity,Natural Gas 003-549-887 LOT 84, Garden ClthWsh/Dryr/Frdg/St Sutton Group Seafair Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Family Room	BLOCK 3N, PLAN NWP41173, S ve/DW,Drapes/Window Covering: Realty Dimensions 18' x 12'6 9'3 x 10'6 14'6 x 10'6 13' x 10'6 9' x 10' 9' x 10' 18'6 x 12' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ECTION 1, RANGE 7W, NEW N ,Microwave Floor Bsmt 8 1 2	Type Utility Bathroom Floor Below	Dimen 10' x 10 # of Pieces 3	0' Ensuite? No

WESTWIND home on large PRIME CORNER LOT. Build your forever home in Richmond's most sought after subdivision. 3 Bedroom 2 Bathroom split level in very livable condition. Family Room (could be 4th Bedroom) Well Maintained by current owner, with Roof replaced 8 years ago and exterior painted 2019. Fenced yard and separate car port. Walking distance to Westwind Elementary and Bus Route. 15 minute walk to Steveston Village, Community Centre, Library, Park and Outdoor Summer Pool.

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