



Presented by:

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**Active**  
**R2994919**

Board: V  
House/Single Family

## 11388 KING ROAD

Richmond  
Ironwood  
V7A 3B6

Residential Detached

**\$2,799,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,799,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>2011</b>
Frontage(feet): <b>79.00</b>	Bathrooms: <b>6</b>	Age: <b>14</b>
Frontage(metres): <b>24.08</b>	Full Baths: <b>6</b>	Zoning: <b>RS1</b>
Depth / Size: <b>110.00</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,972.70</b>
Lot Area (sq.ft.): <b>8,777.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.20</b>	P.I.D.: <b>007-178-808</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey</b>	Total Parking: <b>9</b>	Covered Parking: <b>3</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Triple</b>		
Exterior: <b>Stone, Stucco</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>2</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Natural Gas</b>	Reno. Year:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Radiant</b>	Rain Screen:	Fixtures Rmvd: :	
Outdoor Area: <b>Patio(s)</b>	Metered Water:		
Type of Roof: <b>Tile - Concrete</b>	R.I. Plumbing:	Floor Finish: <b>Mixed</b>	

Legal: **LOT 82, BLOCK 4N, PLAN NWP35759, SECTION 25, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,470	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,482	Main	Living Room	24'9 x 12'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	22' x 17'6			x	Main 4
Finished Floor (Below):	0	Main	Laundry	15'8 x 5'7			x	Main 4
Finished Floor (Basement):	0	Main	Wok Kitchen	15'5 x 7'5			x	Above 5
Finished Floor (Total):	3,952sq. ft.	Main	Dining Room	17'4 x 13'10			x	Above 4
Unfinished Floor:	0	Main	Den	12' x 10'			x	Above 4
Grand Total:	3,952sq. ft.	Main	Family Room	11'7 x 10'6			x	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'5 x 11'2			x	
Suite:		Above	Bedroom	14'2 x 11'5			x	
Basement: <b>None</b>		Above	Primary Bedroom	15' x 15'			x	
		Above	Walk-In Closet	10'5 x 5'8			x	
		Above	Bedroom	12'5 x 12'10			x	
		Above	Bedroom	16'9 x 13'11			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>2</b>	# of Rooms: <b>13</b>	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Royal Pacific Lions Gate Realty Ltd.**

**Rare corner lot with a spacious and functional layout! This well-maintained custom home features a wok kitchen and a separate one-bedroom suite on the main floor – perfect as a mortgage helper or guest suite. Upstairs offers four generously sized ensuite bedrooms providing ultimate comfort and privacy. Enjoy the convenience of a gated entry, a 3-car garage, plus additional parking for 6 more vehicles in the large private driveway. The beautifully landscaped, south-facing backyard offers a flat lawn, perfect for outdoor activities, entertaining, or family fun. Located in the desirable Ironwood neighborhood, close to schools, parks, and shopping. Built in 2011 and meticulously maintained – move-in ready!**