



Presented by:

**Kevin Kang PREC\***

Royal Pacific Lions Gate Realty Ltd.

Phone: 778-929-8875

http://www.kevinkang.ca

kevinkangca@gmail.com

**Active**  
**R2994919**Board: V  
House/Single Family**11388 KING ROAD**Richmond  
Ironwood  
V7A 3B6

Residential Detached

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

Sold Date:

Meas. Type: **Feet**Frontage(feet): **79.00**Frontage(metres): **24.08**Depth / Size: **110.00**Lot Area (sq.ft.): **8,777.00**Lot Area (acres): **0.20**

Flood Plain:

View: :

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Water**Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **5**Bathrooms: **6**Full Baths: **6**Half Baths: **0**

Rear Yard Exp:

P.I.D.: **007-178-808**Original Price: **\$2,799,000**Approx. Year Built: **2011**Age: **14**Zoning: **RS1**Gross Taxes: **\$7,972.70**For Tax Year: **2024**Tax Inc. Utilities?: **No**Tour: **Virtual Tour URL**Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stone, Stucco**  
Foundation: **Concrete Perimeter**Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Tile - Concrete**Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:Total Parking: **9** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**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:None		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: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	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!**