



Presented by:
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Active

R2995770

Board: V

House/Single Family

12291 SHINDE PLACE

Richmond
Steveston South
V7E 0C2

Residential Detached

\$2,280,000 (LP)

(SP)



Sold Date:	Frontage (feet):	30.00	Original Price: \$2,280,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2022
Depth / Size:	Bathrooms:	3	Age: 3
Lot Area (sq.ft.): 3,344.00	Full Baths:	3	Zoning: Z23
Flood Plain: No	Half Baths:	0	Gross Taxes: \$6,376.36
Rear Yard Exp: West			For Tax Year: 2024
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 030-794-285
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Community**

Sewer Type: **Community**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Other, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations: **Full**
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt, Torch-On**

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

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit: **Close** Dist. to School Bus:
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed, Vinyl/Linoleum, Carpet**

Legal: **LOT 21, BLOCK 3N, PLAN EPP89513, SECTION 12, RANGE 7W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Gravel Road, Lane Access, Paved Road, Recreation Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Pantry, Security System, Smoke Alarm, Sprinkler - Fire, Storage Shed, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'			x			x
Main	Dining Room	14' x 10'			x			x
Main	Kitchen	20' x 8'6"			x			x
Main	Den	12' x 10'4"			x			x
Main	Laundry	20' x 6'			x			x
Above	Primary Bedro...	16' x 13'8"			x			x
Above	Bedroom	12' x 10'4"			x			x
Above	Bedroom	10' x 8'6"			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,097	# of Rooms:8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	804	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	1,901 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,901 sq. ft.		7				
			8				

Listing Broker(s): **Allie Lau Realty Ltd.**

Welcome to this 2 years old semi custom home located in Steveston South Community, boasting 3 bedrooms+den and 3 full baths. House shows like new in move-in condition with Air-conditioning, Radiant Heat, HRV, central vacuum, Premium waterproof laminate flooring, EV charger ready. It is characterized by open floor plan that create excellent flow throughout the main living area, ceiling height from 9 feet to 13 feet on main offers more spacious living space. Modern kitchen equipped with top line appliances and lots of storage. Main floor also updated to a big full size bathroom with storage, and the den is big enough to convert to a bedroom for senior. Close to the Steveston Fisherman's Wharf. Don't miss this beautiful house. Open House on May 4, Sunday at 2:00 to 4:00PM.