

R2660902 House/Single Family
11411 KESTREL DRIVE Richmond Westwind V7E 4E3
 Residential Detached **\$1,608,000 (LP)**



Depth/Size (ft.): **138** Frontage (ft.): **44.00** Approx. Yr Built: **1977**
 Lot Area (sq.ft.): **6,068.00** Bedrooms: **4** Age: **45**
 Flood Plain: Bathrooms: **2** Zoning: **SFD**
 Rear Yard Exp: **West** Full Baths: **1** Gross Taxes: **\$4,788.66**
 Half Baths: **1** For Tax Year: **2021**
 P.I.D.: **004-924-681**

View:
 Complex / Subdiv: **WESTWIND**
 Services Connected: **Community**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation:
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Legal: **LOT 483, BLOCK 3N, PLAN NWP49160, SECTION 1, RANGE 7W, NEW WESTMINSTER LAND DIST**
 Amenities:
 Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Pantry, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 16'11"	Main	Patio	13'11" x 14'1"			x
Main	Kitchen	10'3" x 9'1"						x
Main	Eating Area	13'5" x 9'6"						x
Main	Master Bedroom	11'0" x 12'0"						x
Main	Walk-In Closet	4'1" x 6'						x
Main	Bedroom	10'11" x 8'11"						x
Main	Bedroom	10'11" x 10'0"						x
Main	Bedroom	9'9" x 9'11"						x
Main	Foyer	5'3" x 6'8"						x
Main	Storage	8'11" x 3'2"						x

Finished Floor (Main):	1,325	# of Rooms:	11	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No
Finished Floor (Below):	0	# of Levels:	1	2	Main	2	Yes
Finished Floor (Basement):	0	Suite:		3			
Finished Floor (Total):	1,325 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:	0	Beds in Bsmt.:	0	5			
Grand Total:	1,325 sq. ft.	Basement:	None	6			
				7			
				8			

Listing Broker(s): **RE/MAX Westcoast**

Welcome to WESTWIND, one level Rancher on a wonderfully deep west facing backyard, 44' x 138' LOT. The bright open kitchen and eating area has plenty of cupboard space and a pantry that leads out to a large fenced patio and backyard, perfect for growing families and entertaining. The cozy living room has large picture windows and gas fireplace, 3/4 bedrooms (dinning room converted to 4th bedroom), 2 bathrooms, double glazed windows, single car garage with additional parking for 4 vehicles and lots of storage. PRIME location in one of the most desirable neighbourhoods in Steveston. This quiet family location has easy access to Westwind Park, Westwind Elementary, McMath Secondary, Steveston Community Centre and all that historical Steveston Village, Museums and Amenities can offer.

The enclosed information while deemed to be correct, is not guaranteed.
 This communication is not intended to solicit properties already listed for sale.

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LISTING features

11411 Kestrel Drive, Richmond



PERRY HOOGVELD ABR / SRES

Service That Follows the Sale

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 E-mail: perry@hoogie.com





TAKE THE TOUR



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PERRY
HOOGVELD ABR / SRES

Price	\$1,608,000
Tax	\$4788.66/2021
Style	1 Storey
Size	1,325 sf
Bedrooms	4
Bathrooms	2