

Presented by:  
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**Active** **9322 ROMANIUK DRIVE** Residential Detached  
**R2439147** Richmond **\$1,479,900** (LP)  
 Board: V Woodward's (SP)   
 House/Single Family V7E 5G7



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,479,900**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1980**  
 Depth / Size: Bathrooms: **3** Age: **40**  
 Lot Area (sq.ft.): **4,860.00** Full Baths: **3** Zoning: **SFD**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,923.67**  
 Rear Yard Exp: **Southeast** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **002-907-178**  
 Tour:  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Corner Unit** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Garage; Double**  
 Exterior: **Mixed** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Concrete Slab** Title to Land: **Freehold NonStrata**  
 Rain Screen: **Full** Reno. Year: **2018** Property Disc.: **Yes**  
 Renovations: **Partly** R.I. Plumbing: PAD Rental:  
 # of Fireplaces: **2** R.I. Fireplaces: Fixtures Leased: **No** :  
 Fireplace Fuel: **Wood** Metered Water: Fixtures Rmvd: :  
 Water Supply: **City/Municipal** Floor Finish: **Laminate**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Legal: **LOT 892, BLOCK 4N, PLAN NWP56311, SECTION 30, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**  
 Amenities: **Garden, Playground, Restaurant**  
 Site Influences: **Central Location, Greenbelt, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	15'8 x 13'1			x			x
Main	Living Room	15'7 x 14'			x			x
Main	Dining Room	11'4 x 9'8			x			x
Main	Eating Area	9'4 x 9'1			x			x
Main	Foyer	10' x 6'			x			x
Above	Master Bedroom	15' x 13'2			x			x
Above	Bedroom	10'2 x 9'4			x			x
Above	Bedroom	12' x 10'6			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,170</b>	# of Rooms:	<b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>732</b>	# of Kitchens:	<b>0</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,902 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>1,902 sq. ft.</b>	Basement:	<b>None</b>	6				
				7				
				8				

Listing Broker(s): **Sincere Real Estate Services**

**This well maintained and tastefully renovated home suit all lifestyles, from downsizers to growing family. It comes with newer high efficiency furnace, windows, toilets, sinks, fixtures and hardware. Popular Woodward's Area, centrally located, All amenities just steps away at the Blundell Shopping centre. Excellent School Catchment: Errington Elementary & Steveston-London High School. The only thing missing is you!!**