

# 11240 Williams Road, Richmond

\$2,758,888

| CIVIC ADDRESS: 11240 WILLIAMS RD, RICHMOND BC |                           |                           |
|---|---------------------------|---------------------------|
| SITE AREA: 3584.38 SQ.FT. (333.0 M2)          |                           |                           |
| ZONING CALCULATION                            | BY LAW                    | PROPOSED                  |
| LOT AREA:                                     | 3584.38 SQ.FT (333.0 M2)  |                           |
| ALLOWED FAR                                   |                           |                           |
| MAIN DWELLING                                 | 2150.62 SQ.FT (199.8 M2)  | 2150.0 SQ.Ft. (199.74 M2) |
| PROPOSED AREAS:                               |                           |                           |
| FIRST STOREY:                                 |                           | 151.0 SQ.Ft. (10.32 M2)   |
| SECOND STOREY:                                |                           | 1393.0 SQ.Ft. (129.41 M2) |
| TOTAL   |                           | 2150.0 SQ.Ft. (199.74 M2) |
| ALLOWABLE COVER AREA:                         |                           |                           |
| 45% OF 3584.38 SF (333.0M2)                   | 1612.91 SQ.FT (149.84 M2) | 1310.0 SQ.Ft. (121.21 M2) |
| FIRST FLOOR AREA:                             |                           | 151.0 SQ.Ft. (10.32 M2)   |
| GARAGE:                                       |                           | 531.0 SQ.Ft. (49.88 M2)   |
| PORCH:  |                           | 16.0 SQ.Ft. (1.06 M2)     |
| TOTAL   |                           | 1370.0 SQ.Ft. (121.21 M2) |
| ALLOWABLE PORCH AREA:                         |                           |                           |
| 10% OF 2150.62                                | 215.06 SQ.FT (19.91 M2)   | 16.0 SQ.Ft. (1.06 M2)     |

Well livable house with 4 bedrooms, kitchen and living room upstairs. Downstairs has 3 bedrooms with kitchen and living room. The house is backed by new houses and surrounded by many new houses, this increases the value of your house. Rezoning and Subdivision ongoing to build two houses 33X110. The addresses will be 11220 Williams Rd, 11228 Williams Rd.

## KEY INFORMATION

MLS® R2860223

Residential Detached

Ironwood

5 Bedrooms

2 Bathrooms

2,350 SF

7,128 SF Lot

## FEATURES

Year Built: 1965

Listed By: RE/MAX Crest Realty

