

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	2	Age:	2
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,643.54
Rear Yard Exp:		Maint. Fee:	422.00	For Tax Year:	2023
View:	No			P.I.D.:	031-470-076

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 141 SECTION 13 TOWNSHIP 4 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5983 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'5			
Main	Kitchen	12' x 8'2			
Main	Dining Room	5' x 6'			
Main	Primary Bedroom	11' x 11'			
Main	Bedroom	11' x 9'			
Main	Bedroom	9' x 8'			
Main	Laundry	4' x 4'			

Finished Floor (Main):	1,041 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,041 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,041 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Almost New 3 Bedrooms 2 Bath corner unit on 4th floor in the best desired location of Delta Sunshine Hills. Amazing open floorplan with Plenty of natural light through large windows in the living area. Best Location as both level of schools with best ratings, Scottsdale Mall , Banks , Walmart, Save-on Foods & Delta Surrey Gurdwara just nearby. Big Balcony for BBQ with gas hook up. Parking Stall # 166 Locker # 116. Open house July 20 Sat 12-2 pm.