404 6960 NICHOLSON ROAD DELTA

Sunshine Hills Woods, V4E 0A9

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:	\$2,64	43.54
Rear Yard Exp:		Maint. Fee:	422.00	For Tax Year:	2023	ł
View:	No			P.I.D.:	031-4	470-076
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Style of Home:	Corner Unit,Upper Un	it	Parking:	Total: 1 - Covered:	1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Mixed, Vinyl, Wood		Parking Access:			
Foundation:			Parking:	Garage; Undergrou	Ind	
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:	No	Conitory Course Charge Course N				
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Natural Gas STRATA LOT 141 SE	s,Sanitary Sewer,Storm Sewer,W CTION 13 TOWNSHIP 4 NEW W	ESTMINSTER DISTRICT STRA			I INTEREST IN THE
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT		ESTMINSTER DISTRICT STRA			I INTEREST IN THE
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN	ESTMINSTER DISTRICT STRA			I INTEREST IN THE
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Rect	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby, Shopping Nearby	ESTMINSTER DISTRICT STRA			I INTEREST IN THE
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Rect ClthWsh/Dryr/Frdg/St	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering	ESTMINSTER DISTRICT STRA			I INTEREST IN THE
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Recu ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest.	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby, Shopping Nearby ve/DW, Drapes/Window Covering , Rentals Allowed	ESTMINSTER DISTRICT STRA			I INTEREST IN THE
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Recu ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest.	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering	ESTMINSTER DISTRICT STRA			I INTEREST IN THE
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Recu ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest.	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby, Shopping Nearby ve/DW, Drapes/Window Covering , Rentals Allowed	ESTMINSTER DISTRICT STRA			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Rec ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West C	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby we/DW,Drapes/Window Covering Rentals Allowed oast Realty (Surrey/24)	IS	RATA LOT AS SHOWN ON	N FORM V	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Recu CithWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West C	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering ,Rentals Allowed oast Realty (Surrey/24) Dimensions	IESTMINSTER DISTRICT STRA	RATA LOT AS SHOWN ON	N FORM V Dimens	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Rect ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West C Type Living Room	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering Rentals Allowed oast Realty (Surrey/24) Dimensions 17' x 14'5	IESTMINSTER DISTRICT STRA	RATA LOT AS SHOWN ON	N FORM V Dimens	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Rect ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West C Type Living Room Kitchen	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering Rentals Allowed oast Realty (Surrey/24) Dimensions 17' x 14'5 12' x 8'2	IESTMINSTER DISTRICT STRA	RATA LOT AS SHOWN ON	N FORM V Dimens	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Rec ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West C Type Living Room Kitchen Dining Room	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering Rentals Allowed oast Realty (Surrey/24) Dimensions 17' x 14'5 12' x 8'2 5' x 6'	IESTMINSTER DISTRICT STRA	RATA LOT AS SHOWN ON	N FORM V Dimens	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Reci CithWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West C Type Living Room Kitchen Dining Room Primary Bedroom	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering ,Rentals Allowed oast Realty (Surrey/24) Dimensions 17' x 14'5 12' x 8'2 5' x 6' 12' x 11'	IESTMINSTER DISTRICT STRA	RATA LOT AS SHOWN ON	N FORM V Dimens	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Rect CithWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West C Type Living Room Kitchen Dining Room Primary Bedroom Bedroom	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering ,Rentals Allowed oast Realty (Surrey/24) Dimensions 17' x 14'5 12' x 8'2 5' x 6' 12' x 11' 11' x 9'	IESTMINSTER DISTRICT STRA	RATA LOT AS SHOWN ON	N FORM V Dimens	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Rect ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West C Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Laundry	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering Rentals Allowed oast Realty (Surrey/24) Dimensions 17' x 14'5 12' x 8'2 5' x 6' 12' x 11' 11' x 9' 9' x 8' 4' x 4'	ESTMINSTER DISTRICT STRA IT ENTITLEMENT OF THE STI IS Floor Main	RATA LOT AS SHOWN ON Type Foyer	Dimens 6' × 3'	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Reci CithWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West C Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Bedroom Laundry	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering Rentals Allowed oast Realty (Surrey/24) Dimensions 17' x 14'5 12' x 8'2 5' x 6' 12' x 11' 11' x 9' 9' x 8' 4' x 4' # Of Rooms:	ESTMINSTER DISTRICT STRA IT ENTITLEMENT OF THE STI IS Floor Main 8	RATA LOT AS SHOWN ON Type Foyer Bathroom Floor	Dimens 6' × 3'	sions Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Reci CithWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West C Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Bedroom Laundry 1,041 sqft 0 sqft	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering Rentals Allowed oast Realty (Surrey/24) Dimensions 17' x 14'5 12' x 8'2 5' x 6' 12' x 11' 11' x 9' 9' x 8' 4' x 4' # Of Rooms: # Of Kitchens:	ESTMINSTER DISTRICT STRA IT ENTITLEMENT OF THE STI IS Floor Main 8 1	RATA LOT AS SHOWN ON Type Foyer Bathroom Floor Main	Dimens 6' x 3' # of Pieces 4	sions Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Rect CithWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West C Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Bedroom Laundry 1,041 sqft 0 sqft 0 sqft	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering ,Rentals Allowed oast Realty (Surrey/24) Dimensions 17' x 14'5 12' x 8'2 5' x 6' 12' x 11' 11' x 9' 9' x 8' 4' x 4' # Of Rooms: # Of Kitchens: # Of Levels:	ESTMINSTER DISTRICT STRA IT ENTITLEMENT OF THE STI IS Floor Main 8 1 1	RATA LOT AS SHOWN ON Type Foyer Bathroom Floor	Dimens 6' × 3'	sions Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Recu CithWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West C Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Bedroom Laundry 1,041 sqft 0 sqft 0 sqft 0 sqft	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering Rentals Allowed oast Realty (Surrey/24) Dimensions 17' x 14'5 12' x 8'2 5' x 6' 12' x 11' 11' x 9' 9' x 8' 4' x 4' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ESTMINSTER DISTRICT STRA IT ENTITLEMENT OF THE STI IS Floor Main 8 1	RATA LOT AS SHOWN ON Type Foyer Bathroom Floor Main	Dimens 6' x 3' # of Pieces 4	sions Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bent): Finished Floor (Total):	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Recu ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West C Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Bedroom Laundry 1,041 sqft 0 sqft 0 sqft 1,041 sqft	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby (ve/DW,Drapes/Window Covering Rentals Allowed oast Realty (Surrey/24) Dimensions 17' × 14'5 12' × 8'2 5' × 6' 12' × 11' 11' × 9' 9' × 8' 4' × 4' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	PESTMINSTER DISTRICT STRA IT ENTITLEMENT OF THE STI IS Floor Main 8 1 1 None	RATA LOT AS SHOWN ON Type Foyer Bathroom Floor Main	Dimens 6' x 3' # of Pieces 4	sions Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Besmt): Finished Floor (Total): Unfinished Floor:	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Rec ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West C Type Living Room Kitchen Dining Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Laundry 1,041 sqft 0 sqft 0 sqft 1,041 sqft 0 sqft 0 sqft	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby (ve/DW,Drapes/Window Covering Rentals Allowed oast Realty (Surrey/24) Dimensions 17' × 14'5 12' × 8'2 5' × 6' 12' × 11' 11' × 9' 9' × 8' 4' × 4' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	PESTMINSTER DISTRICT STRA IT ENTITLEMENT OF THE STI IS Floor Main 8 1 1 None None None	RATA LOT AS SHOWN ON Type Foyer Bathroom Floor Main	Dimens 6' x 3' # of Pieces 4	sions Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main State Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total):	Electricity,Natural Gas STRATA LOT 141 SE COMMON PROPERT In Suite Laundry Central Location,Recu ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West C Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Bedroom Laundry 1,041 sqft 0 sqft 0 sqft 1,041 sqft	CTION 13 TOWNSHIP 4 NEW W Y IN PROPORTION TO THE UN reation Nearby,Shopping Nearby (ve/DW,Drapes/Window Covering Rentals Allowed oast Realty (Surrey/24) Dimensions 17' × 14'5 12' × 8'2 5' × 6' 12' × 11' 11' × 9' 9' × 8' 4' × 4' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	PESTMINSTER DISTRICT STRA IT ENTITLEMENT OF THE STI IS Floor Main 8 1 1 None	RATA LOT AS SHOWN ON Type Foyer Bathroom Floor Main	Dimens 6' x 3' # of Pieces 4	sions Ensuite? Yes

Welcome to one of the best desired location of Delta Sunshine Hills. Almost brand New 3 Bedrooms 2 Bath corner unit on 4th floor. Amazing open floorplan with Plenty of natural light through large windows in the living area. Best Location as everything is in walking distance Scottsdale Mall, Banks, Walmart, Save-on Foods, Delta Surrey Gurdwara just nearby and transit. Very convenient and both level of schools with best ratings Elementary Heath Traditional School and secondary Seaquam Secondary School. Big Balcony for BBQ with gas hook up. Parking Stall # 166 Locker # 116.

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