# 46 3295 SUNNYSIDE ROAD ANMORE

### Anmore, V3H 4Z4

**Land Only**
**$775,000 (LP)**

| | | | | | |
|---|---|---|---|---|---|
| **Depth/Size (ft):** | 0 | **Bedrooms:** | | **Approx. Year Built:** | |
| **Frontage (ft):** | | **Bathrooms:** | | **Age:** | |
| **Lot Area: (sq.ft.)** | 9,057.00 | **Full Baths:** | | **Zoning:** | RCH-1 |
| **Flood Plain:** | No | **Half Baths:** | | **Gross Taxes:** | $1,934.93 |
| **Rear Yard Exp:** | | | | **For Tax Year:** | 2023 |
| **View:** | Yes | | | **P.I.D.:** | 028-076-958 |

| | | | |
|---|---|---|---|
| **Style of Home:** | | **Parking:** | |
| **Construction:** | | **Covered Parking:** | |
| **Exterior:** | | **Parking Access:** | Front |
| **Foundation:** | | **Parking:** | |
| **Rain Screen:** | | **Locker:** | |
| **Renovations:** | | **Units in Dev:** | |
| **# of Fireplaces:** | | **Distance to:** | |
| **Water Supply:** | City/Municipal | **Title to Land:** | Freehold Strata |
| **Fuel/Heating:** | | **Property Disc:** | No |
| **Outdoor Area:** | | **PAD Rental:** | |
| **Type of Roof:** | | **Fixtures Leased:** | |
| **Floor Finish:** | | **Fixtures Rmvd:** | |

| | |
|---|---|
| **View:** | Yes : VIEW |
| **Mgmt. Company:** | |
| **Complex / Subdiv:** | COUNTRYSIDE VILLAGE |
| **Services Connected:** | |
| **Legal:** | STRATA LOT 46, PLAN BCS3635, SECTION 20, TOWNSHIP 39, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V |
| **Amenities:** | |
| **Site Influences:** | Cul-de-Sac,Private Yard,Recreation Nearby,Rural Setting |
| **Features:** | |
| **Bylaw Restric:** | |
| **Listing Broker(s):** | Royal LePage West Real Estate Services |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|---|---|---|---|---|---|
| | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Finished Floor (Main):** | sqft | **# Of Rooms:** | | **Bathroom Floor** | **# of Pieces** | **Ensuite?** |
| **Finished Floor (Above):** | sqft | **# Of Kitchens:** | | | | |
| **Finished Floor (Below):** | sqft | **# Of Levels:** | | | | |
| **Finished Floor (Bsmt):** | sqft | **Suite:** | | | | |
| **Finished Floor (Total):** | sqft | **Crawl/Bsmt Height:** | | | | |
| **Unfinished Floor:** | sqft | **Basement:** | | | | |
| **Grand Total:** | sqft | **Beds In Bsmt:** | / | | | |
| | | **# Of Pets:** | | | | |

Welcome to Countryside Village! This bareland strata community is set in a picturesque location, right beside Buntzen Lake in beautiful Anmore. This fully serviced unencumbered lot is ready for your building plans! This lot is a great location in the park – located on the upper bench, tucked away in the corner at the end of a dead end road, with a lovely outlook over the valley. At just over 9,000 sqft, this is one of the largest lots in the park. Contact LR for an information package and building scheme.