

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	CD158
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,921.84
Rear Yard Exp:	North	Maint. Fee:	490.00	For Tax Year:	2023
View:	Yes			P.I.D.:	018-410-022

Style of Home:	Inside Unit,Bachelor/Studio	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN
Mgmt. Company:	DWELL PROPERTY MGMT
Complex / Subdiv:	SUNNINGDALE
Services Connected:	Community,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 31, PLAN LMS1029, DISTRICT LOT 116, GROUP 2, 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 1
Amenities:	Elevator,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'9 x 6'3			
Main	Kitchen	8'7 x 10'5			
Main	Dining Room	12'5 x 9'0			
Main	Living Room	12'5 x 10'1			
Main	Primary Bedroom	10'9 x 15'6			
Main	Bedroom	8'8 x 11'4			

Finished Floor (Main):	1,010 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,010 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,010 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Beautiful 2 bed, 2 bath in the lovely and highly desirable Sunningdale complex! , Laminate throughout living area, gas fireplace PLUS an oversize balcony-plenty of room for enjoying the treed view and optional sitting areas plus storage area! Updated kitchen (white cupboards, quartz countertops, updated appliances)2021. Open and airy layout. Very central location within walking distance to historic Ladner village, parks, shopping and amenities. Secure parking stall+ storage locker. Main fees \$490/mo, pets okay!