R2911070 Apartment/Condo

308 4758 53 STREET DELTA

Delta Manor, V4K 2Z1

Residential Attached \$579,500 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	: 1994	1
Frontage (ft):		Bathrooms:	2	Age:	30	
Lot Area:		Full Baths:	2	Zoning:	CD1	58
Flood Plain:		Half Baths:	0	Gross Taxes:		21.84
Rear Yard Exp:	North	Maint. Fee:	490.00	For Tax Year:	2023	
View:	Yes		100.00	P.I.D.:		410-022
	100				010	
Style of Home:	Inside Unit,Bachelor/S	Studio	Parking:	Total: 1 - Covered: 1	1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Vinyl		Parking Access:	Side		
Foundation:			Parking:	Garage Underbuildi	ing,Visitor Parki	ng
Rain Screen:			Locker:	Yes		
Renovations:	Partly		Units in Dev:			
# of Fireplaces:	1 - Fuel: Gas - Natural	I	Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Baseboard		Property Disc:	Yes		
Outdoor Area:	Balcony(s)		PAD Rental:	100		
Type of Roof:	Other		Fixtures Leased:	No		
Floor Finish:	Laminate		Fixtures Leased:	No		
	Laminate		Fixtures Hillva:	NO		
View						
View:		WONT				
Mgmt. Company:	DWELL PROPERTY	MGMT				
Mgmt. Company: Complex / Subdiv:	DWELL PROPERTY I SUNNINGDALE					
Mgmt. Company:	DWELL PROPERTY I SUNNINGDALE Community,Natural G	as,Sanitary Sewer,Storm Sewer,W				
Mgmt. Company: Complex / Subdiv:	DWELL PROPERTY I SUNNINGDALE Community,Natural G STRATA LOT 31, PLA		GROUP 2, NEW WESTMINSTER			AN INTEREST IN
Mgmt. Company: Complex / Subdiv: Services Connected:	DWELL PROPERTY I SUNNINGDALE Community,Natural G STRATA LOT 31, PLA	as,Sanitary Sewer,Storm Sewer,W N LMS1029, DISTRICT LOT 116, (PERTY IN PROPORTION TO THE	GROUP 2, NEW WESTMINSTER			AN INTEREST IN
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Above):	DWELL PROPERTY N SUNNINGDALE Community,Natural G. STRATA LOT 31, PLA THE COMMON PROF Elevator,In Suite Laun Central Location,Golf ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., RE/MAX Westcoast Type Foyer Kitchen Dining Room Living Room Primary Bedroom Bedroom	as,Sanitary Sewer,Storm Sewer,W N LMS1029, DISTRICT LOT 116, (PERTY IN PROPORTION TO THE dry,Storage Course Nearby,Marina Nearby,Rec ve/DW Rentals Allowed Dimensions 4'9 x 6'3 8'7 x 10'5 12'5 x 9'0 12'5 x 10'1 10'9 x 15'6 8'8 x 11'4 # Of Rooms: # Of Kitchens:	GROUP 2, NEW WESTMINSTEF UNIT ENTITLEMENT OF THE S creation Nearby,Shopping Nearby Floor 6 1	Type Bathroom Floor Main	Dimen	sions Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Site Influences: Finished Floor (Main): Finished Floor (Below):	DWELL PROPERTY N SUNNINGDALE Community,Natural G STRATA LOT 31, PLA THE COMMON PROF Elevator,In Suite Laun Central Location,Golf ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., RE/MAX Westcoast Type Foyer Kitchen Dining Room Living Room Primary Bedroom Bedroom	as,Sanitary Sewer,Storm Sewer,W N LMS1029, DISTRICT LOT 116, (PERTY IN PROPORTION TO THE dry,Storage Course Nearby,Marina Nearby,Rec ve/DW Rentals Allowed Dimensions 4'9 x 6'3 8'7 x 10'5 12'5 x 9'0 12'5 x 10'1 10'9 x 15'6 8'8 x 11'4 # Of Rooms: # Of Kitchens: # Of Levels:	GROUP 2, NEW WESTMINSTEF UNIT ENTITLEMENT OF THE S creation Nearby,Shopping Nearby Floor 6	Type Bathroom Floor Main	N ON FORM 1 Dimen	sions Ensuite?
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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 (Below): Finished Floor (Below): Finished Floor (Total):	DWELL PROPERTY N SUNNINGDALE Community,Natural G. STRATA LOT 31, PLA THE COMMON PROF Elevator,In Suite Laun Central Location,Golf ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., RE/MAX Westcoast Type Foyer Kitchen Dining Room Living Room Primary Bedroom Bedroom 1,010 sqft 0 sqft 0 sqft 1,010 sqft	as,Sanitary Sewer,Storm Sewer,W N LMS1029, DISTRICT LOT 116, 0 PERTY IN PROPORTION TO THE dry,Storage Course Nearby,Marina Nearby,Red ve/DW Rentals Allowed Dimensions 4'9 x 6'3 8'7 x 10'5 12'5 x 9'0 12'5 x 10'1 10'9 x 15'6 8'8 x 11'4 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height: Basement:	GROUP 2, NEW WESTMINSTEF UNIT ENTITLEMENT OF THE S creation Nearby,Shopping Nearby Floor 6 1 1 None	Type Bathroom Floor Main	Dimen	sions Ensuite? No
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 Floor Main Main Main Main Main Main Main Main	DWELL PROPERTY N SUNNINGDALE Community,Natural G STRATA LOT 31, PLA THE COMMON PROF Elevator,In Suite Laun Central Location,Golf ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., RE/MAX Westcoast Type Foyer Kitchen Dining Room Living Room Primary Bedroom Bedroom 1,010 sqft 0 sqft 0 sqft 0 sqft	as,Sanitary Sewer,Storm Sewer,W N LMS1029, DISTRICT LOT 116, 0 PERTY IN PROPORTION TO THE dry,Storage Course Nearby,Marina Nearby,Red ve/DW Rentals Allowed Dimensions 4'9 x 6'3 8'7 x 10'5 12'5 x 9'0 12'5 x 10'1 10'9 x 15'6 8'8 x 11'4 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	GROUP 2, NEW WESTMINSTEF UNIT ENTITLEMENT OF THE S creation Nearby,Shopping Nearby Floor 6 1 1 None	Type Bathroom Floor Main	Dimen	sions Ensuite? No

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!

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