R2925591 Townhouse

2 11880 82 AVENUE DELTA

Nordel, V4C 8C4

Residential Attached \$799,000 (LP)

Depth/Size (ft):	0	Bedrooms:	2	Approx. Year Buil	t: 1988	8
Frontage (ft):		Bathrooms:	3	Age:	36	
ot Area:		Full Baths:	2	Zoning:	MF	
lood Plain:		Half Baths:	1	Gross Taxes:	\$2,5	509.00
Rear Yard Exp:		Maint. Fee:	467.00	For Tax Year:	2023	3
/iew:	No			P.I.D.:	009-	-612-092
tyle of Home:	2 Storey		Parking:	Total: 4 - Covered:	2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Mixed		Parking Access:			
oundation:			Parking:	Garage; Double, Vi	sitor Parking	
ain Screen:			Locker:	No		
Renovations:			Units in Dev:	39 - Total Units in S	Strata: 39	
of Fireplaces:	1 - Fuel: Gas - Natural		Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Forced Air,Natural Gas		Property Disc:	Yes		
Outdoor Area:	Patio(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Mixed		Fixtures Rmvd:	No		
	No	1				
View:	No Designation Management					
Mgmt. Company:	Peninsula Manageme					
Complex / Subdiv: Services Connected:	BRIARWOOD ESTATE					
	-	s,Sanitary Sewer,Water				
Legal: Amenities:	PL2710,LT.2,SEC25,T					
Amennues.	Garden,In Suite Laundry Central Location,Recreation Nearby,Shopping Nearby					
Site Influences	Control Location Door	•				
		eation Nearby, Shopping Nearby				
Features:	ClthWsh/Dryr/Frdg/Stv	eation Nearby, Shopping Nearby				
Features: Bylaw Restric:	ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.	eation Nearby,Shopping Nearby ve/DW				
eatures: Bylaw Restric:	ClthWsh/Dryr/Frdg/Stv	eation Nearby,Shopping Nearby ve/DW				
Features: Bylaw Restric: Listing Broker(s): Floor	ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. RE/MAX Performance	eation Nearby,Shopping Nearby ve/DW P Realty Dimensions	Floor	Туре	Dimen	
eatures: Bylaw Restric: Listing Broker(s): Hoor Iain	ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. RE/MAX Performance Type Kitchen	eation Nearby,Shopping Nearby ve/DW Realty Dimensions 12'3 x 9'8	Floor Above	Type Walk-In Closet	Dimen 4'11 x	
Features: Bylaw Restric: Listing Broker(s): Floor Main Main	ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. RE/MAX Performance Type Kitchen Eating Area	eation Nearby,Shopping Nearby ve/DW Realty Dimensions 12'3 x 9'8 13'5 x 9'8				
eatures: Bylaw Restric: Listing Broker(s): Cloor Main Main	ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. RE/MAX Performance Type Kitchen Eating Area Living Room	eation Nearby,Shopping Nearby ve/DW Realty Dimensions 12'3 × 9'8 13'5 × 9'8 15'10 × 13'0				
eatures: Bylaw Restric: Listing Broker(s): Toor Nain Nain Nain	ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. RE/MAX Performance Type Kitchen Eating Area Living Room Laundry	eation Nearby,Shopping Nearby ve/DW Realty Dimensions 12'3 × 9'8 13'5 × 9'8 15'10 × 13'0 10'7 × 5'4				
Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	ClthWsh/Dryr/Frdg/Str Pets Allowed w/Rest. RE/MAX Performance Type Kitchen Eating Area Living Room Laundry Dining Room	eation Nearby,Shopping Nearby ve/DW P Realty Dimensions 12'3 × 9'8 13'5 × 9'8 15'10 × 13'0 10'7 × 5'4 11'1 × 8'5				
Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. RE/MAX Performance Type Kitchen Eating Area Living Room Laundry Dining Room Bedroom	eation Nearby,Shopping Nearby ve/DW Dimensions 12'3 x 9'8 13'5 x 9'8 15'10 x 13'0 10'7 x 5'4 11'1 x 8'5 12'8 x 13'2				
eatures: Bylaw Restric: Listing Broker(s): loor lain lain lain lain lain	ClthWsh/Dryr/Frdg/Str Pets Allowed w/Rest. RE/MAX Performance Type Kitchen Eating Area Living Room Laundry Dining Room	eation Nearby,Shopping Nearby ve/DW P Realty Dimensions 12'3 × 9'8 13'5 × 9'8 15'10 × 13'0 10'7 × 5'4 11'1 × 8'5				
eatures: Bylaw Restric: isting Broker(s): loor lain lain lain lain lain bove bove	ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. RE/MAX Performance Type Kitchen Eating Area Living Room Laundry Dining Room Bedroom Primary Bedroom	eation Nearby,Shopping Nearby ve/DW Present State Sta	Above 8	Walk-In Closet Bathroom Floor	4'11 x # of Pieces	4'10 Ensuite?
eatures: sylaw Restric: isting Broker(s): loor lain lain lain lain lain bove bove inished Floor (Main): inished Floor (Above):	ClthWsh/Dryr/Frdg/Str Pets Allowed w/Rest. RE/MAX Performance Kitchen Eating Area Living Room Laundry Dining Room Bedroom Primary Bedroom 883 sqft 827 sqft	eation Nearby,Shopping Nearby ve/DW PRealty Dimensions 12'3 × 9'8 13'5 × 9'8 15'10 × 13'0 10'7 × 5'4 11'1 × 8'5 12'8 × 13'2 20'10 × 19'3 # Of Rooms: # Of Kitchens:	Above 8 1	Walk-In Closet Bathroom Floor Main	4'11 x # of Pieces 2	4'10 Ensuite? No
Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	ClthWsh/Dryr/Frdg/Str Pets Allowed w/Rest. RE/MAX Performance Kitchen Eating Area Living Room Laundry Dining Room Bedroom Primary Bedroom 883 sqft 827 sqft 0 sqft	eation Nearby,Shopping Nearby ve/DW PRealty Dimensions 12'3 × 9'8 13'5 × 9'8 15'10 × 13'0 10'7 × 5'4 11'1 × 8'5 12'8 × 13'2 20'10 × 19'3 # Of Rooms: # Of Kitchens: # Of Levels:	Above 8	Walk-In Closet Bathroom Floor Main Above	4'11 x # of Pieces 2 4	4'10 Ensuite? No Yes
eatures: Bylaw Restric: Listing Broker(s): Toor lain lain lain lain lain lain bove bove Linished Floor (Main): inished Floor (Above): inished Floor (Below): inished Floor (Bsmt):	ClthWsh/Dryr/Frdg/Str Pets Allowed w/Rest. RE/MAX Performance Kitchen Eating Area Living Room Laundry Dining Room Bedroom Primary Bedroom 883 sqft 827 sqft 0 sqft 0 sqft	eation Nearby,Shopping Nearby ve/DW P Realty Dimensions 12'3 x 9'8 13'5 x 9'8 15'10 x 13'0 10'7 x 5'4 11'1 x 8'5 12'8 x 13'2 20'10 x 19'3 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	Above 8 1 2	Walk-In Closet Bathroom Floor Main	4'11 x # of Pieces 2	4'10 Ensuite? No
Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. RE/MAX Performance Type Kitchen Eating Area Living Room Laundry Dining Room Bedroom Primary Bedroom 883 sqft 827 sqft 0 sqft 0 sqft 1,710 sqft	eation Nearby,Shopping Nearby ve/DW P Realty Dimensions 12'3 x 9'8 13'5 x 9'8 15'10 x 13'0 10'7 x 5'4 11'1 x 8'5 12'8 x 13'2 20'10 x 19'3 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height: Basement:	Above 8 1	Walk-In Closet Bathroom Floor Main Above	4'11 x # of Pieces 2 4	4'10 Ensuite? No Yes
Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor: Grand Total:	ClthWsh/Dryr/Frdg/Str Pets Allowed w/Rest. RE/MAX Performance Kitchen Eating Area Living Room Laundry Dining Room Bedroom Primary Bedroom 883 sqft 827 sqft 0 sqft 0 sqft	eation Nearby,Shopping Nearby ve/DW P Realty Dimensions 12'3 x 9'8 13'5 x 9'8 15'10 x 13'0 10'7 x 5'4 11'1 x 8'5 12'8 x 13'2 20'10 x 19'3 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	Above 8 1 2	Walk-In Closet Bathroom Floor Main Above	4'11 x # of Pieces 2 4	4'10 Ensuite? No Yes

RARELY AVAILABLE Briarwood Estates boasting over 1,700 sq feet of living space! This beauty is only 1 of 2 units in the complex that is a DUPLEX style w/ a double garage AND additional 2 pad parking out front! The main floor offers a powder room, updated kitchen w/ sit up breakfast bar, and a spacious living & dining area with a cozy gas fireplace. Upstairs you'll find 2 master suite bedrooms, each with their own full ensuite, and both with ample closet space! Main ensuite offers a huge soaker tub with above skylight, a separate jet shower, & in floor heating! Drink your morning coffee on your private, almost 200 sq foot, south-facing patio that makes you feel like you're in a secluded garden. BONUS- this seller privately paid over \$10,000 to remove all poly-b in the unit! Make appt today!

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