

Presented by:  
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Sardis, Sardis East Vedder Rd Residential Attached  
**# 318 45769 STEVENSON RD, V2R 5Z2** MLS# H1000016 **Active**



List Price: \$189,900 Previous Price: \$192,900

Subdiv/Complex: PARK PLACE

Frontage:	Approx Yr Blt:	2005	PID:	026-353-954
Depth/Size:	Age at List Date:	5	Type:	Apartment/Condo
Lot SqFt: 0	Bedrooms:	2	Zoning:	CD7
Exposure: S	Bathrooms:	2	Taxes:	\$1,332 (2009)
Stories in Bldg:	Full Baths:	2	Gst Incl:	
Flood Plain: No	Half Baths:	0	Apprvl Req:	
Meas. Type:	Tax Incl Utilities:	No		
Fixtures Lsd:				
Fixt Removed: N				
View:	Y - MOUNTAINS			

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Brick, Vinyl				
Rain Screen:	No	R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Reno Year:		Dist to Public Trans:	
Flooring:	Mixed, Tile			Units in Development:	
Water Supply:	City/Municipal			Locker:	No
Heat/Fuel:	Electric			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	Electric			Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s)			Mortgage Info:	\$0
Mngmt Co:	BAYWEST			Property Disclosure:	N - UPON ACCEPTED OFFER
Mngmt Ph:		Maint Fee:	\$163.79	Bylaw Restrictions:	Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed

Maint Charge Incl: Gardening, Garbage Pickup, Hot Water, Management

Legal: PL BCS1405 LT 58 DL 267 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS

Amenities: Elevator, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Security System, Sprinkler - Fire, Windows - Thermo

Site Influences: Adult Oriented, Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'3 X 11'9						
Main F.	Kitchen	8'7 X 10'						
Main F.	Dining	6' X 10'						
Main F.	Master Bedroom	10'8 X 12'10						
Main F.	Bedroom	10' X 11'						
Main F.	Laundry	5'8 X 7'3						

<b>Floor Area (SqFt):</b>	Total # Rooms:	6	<b>Bathrooms</b>
Finished Floor Area Main: 948	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area:	None	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down: 0			3
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 948	Restricted Age:		5
	# Pets / Cats; Dogs: 2		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 948			8

Listing Broker(s): (1) RE/MAX Little Oak Realty, (2) RE/MAX Little Oak Realty

Park Place I. Centrally located, this 2 bdrm/2 bath unit is located on the South side of the building to take advantage of the daily sun. Featuring an electric fireplace, crown mouldings, a spacious kitchen with eating bar and maple cabinets, flooring includes tile & carpets. This building is age restricted at 19+ with pets allowed with restrictions. A second parking stall is available for \$10 mo fee. Early possession is available. This unit is perfect for the first time buyer.