



Presented by:
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Active
R2302385
 Board: H
 Apartment/Condo

25 5915 VEDDER ROAD
 Sardis
 Vedder S Watson-Promontory
 V2R 1C3

Residential Attached
\$249,900 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$264,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **1995**
 Depth / Size (ft.): Bedrooms: **3** Age: **23**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **R4**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,110.19**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**
 Exposure: **East** Maint. Fee: **\$285.38** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **023-183-268**
 Mgmt. Co's Name: **STRATATECH** Tour:
 Mgmt. Co's Phone: **604-393-3846**
 View: **Yes: Mountains**
 Complex / Subdiv: **MELROSE PLACE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Carport; Single		
Exterior: Stucco, Vinyl			Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: 40	Total Units in Strata: 40
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Property Disc.: No	
Fireplace Fuel: Gas - Natural		Fixtures Leased: :	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish: Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**
 Legal: **PL LMS2125 LT 25 LD 36 SEC 7 TWP 26. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**
 Amenities: **None**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 12'10			x			x
Main	Dining Room	10' x 10'			x			x
Main	Kitchen	9'2 x 9'2			x			x
Main	Master Bedroom	12'6 x 11'6			x			x
Main	Bedroom	12'4 x 10'			x			x
Main	Bedroom	12' x 10'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,252	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,252 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	1,252 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **RE/MAX Nyda Realty Inc.**

Large unit in a fantastic location in the heart of Sardis! 1252 sq ft. 3 bedroom 2 bath townhome. Bright kitchen with breakfast bar. Open concept floor plan. Natural gas fireplace in living room. Master bedroom has two closets and 3 piece ensuite. Tons of storage. Easy walk to Garrison Village, shopping, restaurants and schools. 2 pets allowed, no size restriction! No rentals. Priced to Sell!