



Presented by:  
**Mylyne Santos PREC\***

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**Active**  
**R2360533**

**52 6498 SOUTHDOWNE PLACE**

Residential Attached

Board: H  
Townhouse

Sardis  
Sardis East Vedder Rd  
V2R 0K3

**\$449,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$449,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1990**  
Depth / Size (ft.): Bedrooms: **3** Age: **29**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD16**  
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,325.97**  
Council Apprv?: **No** Half Baths: **1** For Tax Year: **2018**  
Exposure: **East** Maint. Fee: **\$220.00** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: **No** P.I.D.: **027-576-272**  
Mgmt. Co's Name: **ASSOCIATION** Tour:  
Mgmt. Co's Phone: **604-591-6060**  
View: **No**  
Complex / Subdiv: **VILLAGE GREEN-HIGGINSON GARDENS**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type:

Style of Home: <b>3 Storey</b>	Total Parking: <b>3</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		Locker:
Exterior: <b>Mixed, Stone, Vinyl</b>			Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: <b>62</b>
Rain Screen:	R.I. Plumbing:	Units in Development: <b>62</b>	
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Electric</b>	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>No</b>	<b>: COURT ORDER SALE AS-IS WHERE IS</b>
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		Floor Finish: <b>Mixed</b>	
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**  
Legal: **STRATA LOT 26, PLAN BCS2544, DISTRICT LOT 338, 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 V**

Amenities: **In Suite Laundry**

Site Influences: **Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>17' x 13'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>11' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>14' x 9'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Master Bedroom</b>	<b>14' x 14'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>11' x 11'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>11' x 11'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Laundry</b>	<b>10' x 6'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Other</b>	<b>13' x 10'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>807</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>878</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>233</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>1,918 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Grg Dr Ht:
Grand Total: <b>1,918 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Dexter Realty**

**COURT ORDER SALE - FANTASTIC CENTRAL CHILLIWACK 3 bed/2 bath TOWNHOUSE Being sold 'AS-IS, WHERE-IS'. CONVENIENTLY LOCATED strata complex blocks away from ALL the amenities! PLS READ ALL LISTING INFO. Pets w/Rest. No Rentals. ACCESS AND ENTRY AS PER COURT ORDER. The Buyer/s should independently verify all listing information. Please have your Realtor contact listing Realtor for further info.**