



Presented by:
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Tsawwassen, Cliff Drive

MLS# V1043784

Residential Attached

222 1441 GARDEN PL, V4M 3Z2

Active



List Price: \$214,900 Previous Price: \$224,900
 Original Price: \$224,900

Subdiv/Complex: Frontage: Approx Yr Blt: 1982 PID: 002-041-049
 Depth/Size: Lot SqFt: 0 Age at List Date: 32 Type: Apartment/Condo
 Exposure: Bedrooms: 2 Taxes: \$1,461 (2013)
 Stories in Bldg: Bathrooms: 2 If New GST/HST Incl:
 Flood Plain: Full Baths: 1 Tax Incl Utils: No
 Meas. Type: Feet Half Baths: 1 Apprvl Req: No
 Fixtures Lsd: N
 Fixt Removed: N
 View: N

Style of Home: 1 Storey Total Parking: 1 Covered Parking: 1
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Garage; Underground
 Exterior: Stucco
 Rain Screen: No R/I Plumbing:
 Type of Roof: Torch-On Dist to Public Trans:
 Renovations: Reno Year: Units in Development: Dist to School/Bus:
 Flooring: Wall/Wall/Mixed Locker: Yes Total Units in Strata:
 Water Supply: City/Municipal Possession:
 Heat/Fuel: Baseboard Title to Land: Freehold Strata
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Court Ordered Sale
 Fireplace Fuel: Gas - Natural Mortgage Info: \$0
 Outdoor Area: Balcony(s) Property Disclosure: N - COURT ORDER
 Mngmt Co: PACIFIC QUORUM Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed
 Mngmt Ph: 604-635-0260 Maint Fee: \$303.60

Maint Charge Incl: Hot Water

Legal: PL 1841 LT 22 LD 36 SEC TWP 5
 Amenities: Elevator
 Features Incl:

Site Influences: Central Location, Cul-de-Sac

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 12'						
Main F.	Kitchen	8' X 8'						
Main F.	Dining	10' X 9'						
Main F.	Bedroom	15' X 10'						
Main F.	Bedroom	11' X 10'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	1,011	Finished Levels:	1	1 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	1,011	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	1,011			8

Listing Broker(s): (1) Royal LePage West R.E.S. (Sur)

Great deal court ordered sale 2 bedoom 1100 sq ft corner unit with 2 piece ensuite over \$10,000 under closet listing price. Central location & great building.



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Ladner, Hawthorne
 # 115 4889 53 ST, V4K 2Z3

MLS# V1046015

Residential Attached
Active



List Price:	\$261,900	Previous Price:	\$269,900
		Original Price:	\$269,900
Subdiv/Complex: GREEN GABLE			
Frontage:		Approx Yr Blt:	1988
Depth/Size:		PID:	008-628-394
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	CD
Stories in Bldg:	3	Taxes:	\$1,491 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	N		

Style of Home:	Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	61
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	BAYSIDE PROPERTIES	Property Disclosure:	N - COURT ORDER		
Mngmt Ph:	604-690-8770	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
		Maint Fee:	\$254.19		

Maint Charge Incl: Gas, Management

Legal: PL NWS2643 LT 3 DL 116 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.
 Amenities: None
 Features Incl: Storage Shed

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 14'						
Main F.	Kitchen	10' X 6'						
Main F.	Nook	9' X 6'						
Main F.	Dining	13' X 10'						
Main F.	Master Bedroom	12' X 12'						
Main F.	Bedroom	12' X 9'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,112	Finished Levels:	1	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,112	Restricted Age:		5	
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,112			8	

Listing Broker(s): (1) Park Georgia Realty Ltd. (Coq)

Court order sale, great ground floor unit, 2 bedrooms, two baths, laminate flooring, patio area and single carport. Building restoration almost finished and paid for. Rentals not allowed, easy to show.