



Presented by:
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N. Delta, Annville **MLS# F1448247** Residential Attached
111 11816 88TH AV, V4C 3C5 **Active**



List Price: **\$90,000** Previous Price: **\$97,700**
 Original Price: **\$97,700**

Subdiv/Complex: **SUNGOD VILLA**

Frontage:	Approx Yr Bldt: 1971	PID: 001-073-591
Depth/Size:	Age at List Date: 44	Type: Apartment/Condo
Lot SqFt: 0	Bedrooms: 2	Zoning: RES
Exposure:	Bathrooms: 1	Taxes: \$661 (2015)
Stories in Bldg:	Full Baths: 1	If New GST/HST Incl: No
Flood Plain:	Half Baths: 0	Tax Incl Utils: No
Meas. Type:		Apprvl Req: No
Fixtures Lsd:		
Fixt Removed:		
View: N		

Style of Home: 1 Storey, Ground Level Unit	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Slab	Parking Facilities: Open, RV Parking Avail., Visitor Parking	
Exterior: Wood, Other		
Rain Screen: No	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata:
Flooring:	Locker: No	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Hot Water	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Court Ordered Sale	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Patio(s)		
Mngmt Co: Leonis Property M	Property Disclosure: N - COURT ORDER SALE	
Mngmt Ph: 604-575-5476	Bylaw Restrictions: Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 19+	
Maint Fee: \$300.00		

Maint Charge Incl: **Caretaker, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility**

Legal: **PL NWS57 LT 6 LD 36 SEC 25 TWP 4 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T**

Amenities: **Club House, Elevator, Pool; Outdoor, Shared Laundry**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 13'						
Main F.	Eating Area	6' X 5'6"						
Main F.	Kitchen	7'6" X 6'3"						
Main F.	Master Bedroom	14' X 10'						
Main F.	Bedroom	11' X 10'						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 896	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 896	Restricted Age: 19+	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 896		8

Listing Broker(s): **(1) Macdonald Realty Westmar**

COURT ORDER SALE. Well kept 2 bedroom suite with full bathroom on ground level. Bright and Functional layout. Newer laminated floor and paint. In move in condition. Strata fee includes heat and hot water. Share laundry. No pets. No rental. Age restriction 19+. Close to transit, shopping mall, school, senior center. A please to show and prefer Touch Base for showing.