## Presented by:

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Richmond, Granville MLS# V1081406 Residential Attached # 307 7260 LINDSAY RD, V7C 3M6 Active

List Price: \$136,900 Previous Price: \$140,900

Subdiv/Complex: SUSSEX GARDEN

Frontage: Approx Yr Blt: 1974 PID: 800-088-063
Depth/Size: Type: Apartment/Condo

 Lot SqFt:
 0
 Age at List Date:
 40
 Zoning:
 A P T

 Exposure:
 E
 Bedrooms:
 3
 Taxes:
 \$0 (2013)

Stories in Bldg: Bathrooms: 1 GST/HST Incl?: Flood Plain: Full Baths: 1 Tax Incl Utilities: Meas. Type: Half Baths: 0 Apprvl Reqd: Fixtures Lsd:

Fixt Removed:

Style of Home: Upper Unit Total Parking: 1 Covered Parking:

Construction: Frame - Wood Parking Access: Front

Foundation: Concrete Perimeter Parking Facilities: Visitor Parking, Open Exterior: Mixed, Vinyl

Rain Screen: R/I Plumbing:

Type of Roof: Tar & Gravel Dist to Public Trans: Dist to School/Bus:

Renovations: Reno Year: Units in Development: Total Units in Strata: Flooring: Laminate, Tile Locker:

Water Supply: City/Municipal Possession:

 Heat/Fuel:
 Baseboard, Hot Water
 Title to Land:
 Leasehold prepaid-Strata

 No. of Fireplaces:
 0
 R/I Fireplaces:
 Seller's Interest:
 Court Ordered Sale

No. of Fireplaces: 0 R/I Fireplaces: Seller's Interest: Court Ordered Sa Fireplace Fuel: Mortgage Info: \$0

Outdoor Area: Balcony(s)

Property Disclosure: N - COURT ORDERED SALE

Magnet Co:

Pulsus Poetrictions: Pats Not Allowed Pentals Allow

Mngmt Co: Bylaw Restrictions: Pets Not Allowed, Rentals Allowed

Mngmt Ph: Maint Fee: \$521.00

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

Legal: PL 41492 LT 247 BLK 4N LD 36 SEC 13 RNG 7W PID 008-290-989

Amenities: Shared Laundry

Features Incl: Clothes Dryer, Refrigerator, Stove

## Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'						
Main F.	Kitchen	8' X 7'						
Main F.	Dining	9' X 8'						
Main F.	Master Bedroom	15' X 9'						
Main F.	Bedroom	11' X 9'						
Main F.	Bedroom	11' X 9'						
Main F.	Storage	7' X 5'						

Floor Area (SqFt):		Total # Rooms:	7	<u>Bathrooms</u>
Finished Floor Area Main:	1,055	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:	1,055	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	1,055			8

Listing Broker(s): Macdonald Realty Westmar

Court Ordered Sale! Sussex Garden, leasehold property, 3-bdrm, 1-bath unit. Building rainscreened, newer roof, windows, balcony. Maintenance fee incl heat, hot water, management fee and property taxes. Shared laundry and rentals allowed.