



Presented by:
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Active
R2835530

Board: F
Townhouse

28 10415 DELSOM CRESCENT

N. Delta
Nordel
V4C 0B1

Residential Attached

\$825,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain: **No**

View:

Complex / Subdiv: **Equinox**

First Nation

Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **3**

Bathrooms: **3**

Full Baths: **2**

Half Baths: **1**

P.I.D.: **028-343-808**

Original Price: **\$889,900**

Approx. Year Built: **2010**

Age: **14**

Zoning: **CD**

Gross Taxes: **\$2,912.64**

For Tax Year: **2023**

Tax Inc. Utilities?: **No**

Tour:

Style of Home: **3 Storey, Reverse 2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed, Vinyl**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **0** R.I. Fireplaces: **0**

Fireplace Fuel:

Fuel/Heating: **Baseboard, Electric, Radiant**

Outdoor Area: **Sundeck(s)**

Type of Roof: **Asphalt, Fibreglass**

Reno. Year:

Rain Screen: **Partial**

Metered Water:

R.I. Plumbing: **No**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**

Parking: **Grg/Double Tandem, Visitor Parking**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Laminate, Mixed, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 28, DISTRICT LOT 440, GROUP 2, NEW WESTMINSTER LAND DISTRICT STRATA PLAN 3946**

Amenities: **In Suite Laundry, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Central Location, Shopping Nearby**

Features: **Security - Roughed In, Windows - Thermo**

Finished Floor (Main): **675**
Finished Floor (Above): **663**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **85**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,423 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,423 sq. ft.**

Suite: **None**
Basement: **Part, Partly Finished, Unfinished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **7**

Units in Development:

Exposure: **South**

Mgmt. Co's Name:

Maint Fee: **\$395.00**

Maint Fee Includes: **Management, Recreation Facility, Snow removal**

Tot Units in Strata: **80**

Locker: **No**

Storeys in Building: **3**

Mgmt. Co's #:

Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**

Restricted Age:

of Pets: **No Restriction**

Cats: **Yes** Dogs: **Yes**

or % of Rentals Allowed: **80 #**

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions
Main	Living Room	15'6" x 14'
Main	Kitchen	15' x 12'
Main	Eating Area	17' x 14'
		x
		x
		x
Above	Primary Bedroom	13' x 12'
Above	Bedroom	12' x 9'6"

Floor	Type	Dimensions
Above	Bedroom	9'4" x 7'7"
		x
		x
		x
Bsmt	Foyer	9' x 5'
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	No
3	Above	5	Yes
4			No
5			No
6			No
7			No
8			No

Listing Broker(s): **Sutton Premier Realty**

Sutton Premier Realty

Georgia-style architecture at Equinox. Polygon's master planned collection of townhomes in the community of Sunstone in North Delta. Close to schools, buses, shopping and across from Sunstone Lake city park. Interiors is bright and open with gourmet kitchen showcasing granite countertops and wood flooring. Mountain view from the large deck or patio for outdoor living and convenient attached 2 car car garage. Equinox residents will also enjoy exclusive access to the 12,000 sqft Sunstone Club, a resort inspired clubhouse featuring an outdoor pool and spa.