



Presented by:
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N. Delta, Annville **MLS# F1439192** Residential Attached
111 11816 88TH AV, V4C 3C5 **Active**



List Price:	\$108,800	Previous Price:	\$119,800
		Original Price:	\$119,800
Subdiv/Complex: SUNGOD VILLA			
Frontage:		Approx Yr Bld:	1971
Depth/Size:		PID:	001-073-591
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	RES
Stories in Bldg:		Taxes:	\$609 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

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 MGMT	Property Disclosure:	N - COURT ORDERED 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**

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
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:	907	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:	907	Restricted Age:	19+	5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	907			8	

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

Court order sale. Well kept 2 bedrm suite with full bathrm. Ground level unit. Bright & Functional layout. Newer laminated flr & paint. Move in condition. Strata fee inc heat & hotwater. Share laundry. No pet. No rental. Age restriction 19+. Close to transit, shopping mall, school, Senior Center. A pleasure to show.

Tax Report - 11816 88TH AVE Unit# 111
Record Updated - 03/18/2015

Jurisdiction	306-DELTA - CORPORATION O	Roll Number	D162871060	Property ID	001-073-591
Property Addr	11816 88TH AVE Unit# 111				
Municipality	DE-CORPORATION OF DELTA	Board Code	F		
Neighborhood	111-STRATA APT NORTH DELTA CENTR				
Area	F10-N. Delta				
Sub Area	F11-Annieville				
Gross Taxes	\$608.51	(2014)			
Tax Amount Updated - 02/03/15					
More PID's Water Conn					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

111-11816 88 AVE
 DELTA BC

V4C 3C5

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS57	6			36	25	4		
Legal Description	PL NWS57 LT 6 LD 36 SEC 25 TWP 4 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYIN PROPORTION TO T ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use		Actual Use
BCA Description	STRATA APT FRAME	Zoning
		STRATA LOT RES CONDO RM7 MULTIPLE FAMILY (APARTMENT
BCAA Data Updated - 02/02/15		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$92,700	Gross Land	\$92,700	Gross Land	\$92,700
Improvement	\$20,500	Gross Improve	\$20,500	Gross Improve	\$20,500
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$113,200	Municipal Total	\$113,200	School Total	\$113,200

Sale History Information

Date	Price	Document #	Type of Sales Transaction
02/29/2012	\$155,000	CA2414348	IMPRV SINGLE PROP CASH TRANSAC
04/16/2007	\$135,000	CA419743	IMPRV SINGLE PROP CASH TRANSAC
02/27/1989	\$47,000	AC43384	IMPRV SINGLE PROP CASH TRANSAC