



Presented by:

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**Active**
R2360533Board: H
Townhouse**52 6498 SOUTHDOWNE PLACE**Sardis
Sardis East Vedder Rd
V2R 0K3

Residential Attached

\$449,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$449,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **1990**
 Depth / Size (ft.): Bedrooms: **3** Age: **29**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD16**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,325.97**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2018**
 Exposure: **East** Maint. Fee: **\$220.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **027-576-272**
 Mgmt. Co's Name: **ASSOCIATION** Tour:
 Mgmt. Co's Phone: **604-591-6060**
 View: **No :**
 Complex / Subdiv: **VILLAGE GREEN-HIGGINSON GARDENS**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type:

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Locker:
 Dist. to Public Transit:
 Units in Development: **62** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **62**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No : COURT ORDER SALE AS-IS WHERE IS**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**Legal: **STRATA LOT 26, PLAN BCS2544, DISTRICT LOT 338, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Amenities: **In Suite Laundry**Site Influences: **Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'			x			x
Main	Kitchen	11' x 9'			x			x
Main	Dining Room	14' x 9'			x			x
Above	Master Bedroom	14' x 14'			x			x
Above	Bedroom	11' x 11'			x			x
Above	Bedroom	11' x 11'			x			x
Below	Laundry	10' x 6'			x			x
Below	Other	13' x 10'			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 807	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 878	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 233	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total): 1,918 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,918 sq. ft.				7				
				8				

Listing Broker(s): **Dexter Realty**

COURT ORDER SALE - FANTASTIC CENTRAL CHILLIWACK 3 bed/2 bath TOWNHOUSE Being sold 'AS-IS, WHERE-IS'. CONVENIENTLY LOCATED strata complex blocks away from ALL the amenities! PLS READ ALL LISTING INFO. Pets w/Rest. No Rentals. ACCESS AND ENTRY AS PER COURT ORDER. The Buyer/s should independently verify all listing information. Please have your Realtor contact listing Realtor for further info.