R2253585 77 19477 72A AVENUE Residential Attached Clayton



Depth/Size Frontage (ft.): Approx. Yr Built: 2013 Bedrooms: ot Area Bathrooms Zoning: MF Flood Plain: Full Baths: \$2,142.06 Gross Taxes: Rear Yard Exp Half Baths: For Tax Year: 2017

\$257.76 P.I.D.: 029-054-923

Maint. Fee: Colyvan Pacific Mgmt. Co's Phone: **604-599-1650**

Complex / Subdiv: Sun@72

Mgmt. Co's Name:

Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water

2 Storey w/Bsmt.,End Unit 2 Covered Parking: 2 Parking Access: Rear Style of Home: Total Parking: Parking: Construction: Frame - Wood Garage; Double, Visitor Parking Hardi Plank Locker: Exterior: Foundation Concrete Slab Dist. to Transit: 1 Block Dist to School Bus: 3 Blocks Rain Screen: Units in Total Units in Strata: 89 Development: Renovations: Title to Land: Freehold Strata # of Fireplaces: Property Disc.: Electric Fireplace Fuel: PAD Rental: Water Supply: City/Municipal Fixtures Leased: uel/Heating: Fixtures Rmvd: Balcny(s) Patio(s) Dck(s), Fenced Yard Outdoor Area: Floor Finish: Laminate.Wall/Wall/Mixed Type of Roof: Torch-On

Maint Fee Inc: Gardening, Management

PLAN BCS4303; LOT 48; LD 36; SECTION 22; TOWNSHIP 8 TOGETHER WITH AN INTEREST IN Legal:

Amenities: Garden,In Suite Laundry,Playground

Site Influences: Central Location, Private Setting, Private Yard, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Туре	Dim	ensions
Main				x					x
Main Dining Room		17'3 x 15'1	0		x				x
		11'9 x 10'9	9		x				x
		17'5 x 12'		x x				x	
		11' x 10'							x
		9' x 9'		x				х	
Bsmt	Den	9' x 8'7			x				x
Bsmt	Foyer	7' x 4'			x				x
		x			x				
		x			x				
Finished Floor (Main):		623	# of Rooms	8 # of Kitche	ns: 1 # of Levels: 3	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):		669	Grawl/Bsmt. Height:			1	Above	4	Yes
Finished Floor (Below):		203	Restricted Age:			2	Above	4	No
Finished Floor (Basement):		0	# of Pets: 2 Cats: Yes Dogs: Yes			3	Below	2	No
Finished Floor (Total):		1,495 sq. ft.	1,495 sq. ft. # or % of Rentals Allowed: 100 %			4			
			Bylaw Restric: Pets Allowed w/Rest.,Rentals Allowed						
Unfinishe	ed Floor:	0	Basement: None			6			
Grand To	otal:	1,495 sq. ft.				7			
						8			

SUN@72- END UNIT, DOUBLE GARAGE. Well-maintained, trendy family complex by Solterra, remainder of 10-Year Warranty. Open Great Room plan w/overheight ceilings & many windows give a sense of spaciousness & lots of natural light. Loads of extras - quartz counters, BI Vacuum, security system, fireplace. Designer kitchen features Bl microwave, SS appliances, entertainment-size Island eating bar. 3 bedrooms up + den and powder rm at entry. Huge Master suite boasts full en-suite w/double sinks, over-size shower & heated floor. Fenced yard PLUS big Southfacing deck (18'6x7'). SIDE X SIDE garage boasts organizers & extra storage. Low strata fee (\$257.76) Pets & rentals allowed. Walk to school, shops, park, transit- Short drive to off-leash park.

The enclosed information while deemed to be correct, is not guaranteed This communication is not intended to solicit properties already listed for sale

Listing Broker(s): RE/MAX Treeland Realty

Produced and printed by















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604.307.4242

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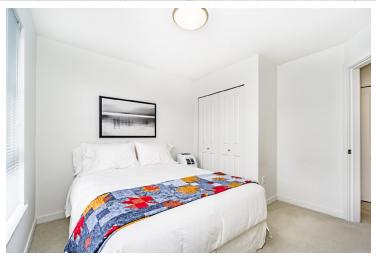


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COMPLIMENTS OF Tammy Evans RE/MAX Treeland Realty

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\$257.76

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