



Presented by:
Ajia Glover



Royal LePage - Wolstencroft
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For Approval
R2877160
Board: H
Townhouse

3 7360 SUNSHINE DRIVE
Sardis
Sardis West Vedder
V2R 5V7

Residential Attached
\$719,900 (LP)
(SP)



| | | |
|---|-------------------------------------|----------------------------------|
| Sold Date: | If new,GST/HST inc?: | Original Price: \$719,900 |
| Meas. Type: | Bedrooms: 3 | Approx. Year Built: 2003 |
| Frontage(feet): | Bathrooms: 3 | Age: 21 |
| Frontage(metres): | Full Baths: 2 | Zoning: R4 |
| Depth / Size (ft.): | Half Baths: 1 | Gross Taxes: \$2,794.90 |
| Sq. Footage: 0.00 | | For Tax Year: 2023 |
| Flood Plain: No | P.I.D.: 025-642-251 | Tax Inc. Utilities?: No |
| View: No | | Tour: Virtual Tour URL |
| Complex / Subdiv: Sunshine Place | | |
| First Nation | | |
| Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water | | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

Style of Home: **2 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open, Visitor Parking**
Dist. to Public Transit: **150m/2min walk** Dist. to School Bus: **800m/11min walk**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Tile, Vinyl/Linoleum, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 3 DISTRICT LOT 279 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS335TOGETHER 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: **Central Location, Paved Road, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Security System, Smoke Alarm, Vacuum - Built In**

Finished Floor (Main): **723**
Finished Floor (Above): **920**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,643 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,643 sq. ft.**

Units in Development: **12** Tot Units in Strata: **12** Locker: **No**
Exposure: **South** Storeys in Building: **2**
Mgmt. Co's Name: **Homelife Advantage PM** Mgmt. Co's #: **604-858-7368**
Maint Fee: **\$480.00** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**

Suite: **None**
Basement: **Crawl**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|---------|------------|------|-------|-------------|----------|
| Main | Foyer | 6'2 x 5'9 | Above | Laundry | 8'10 x 5'6 | 1 | Main | 2 | No |
| Main | Living Room | 18'3 x 12'6 | | | x | 2 | | | No |
| Main | Dining Room | 11' x 10'1 | | | x | 3 | | | No |
| Main | Kitchen | 12'2 x 8'5 | | | x | 4 | | | No |
| Above | Bedroom | 11'11 x 10'9 | | | x | 5 | Above | 4 | No |
| Above | Bedroom | 12'9 x 12'2 | | | x | 6 | | | No |
| Above | Primary Bedroom | 14'1 x 13'5 | | | x | 7 | | | No |
| Above | Walk-In Closet | 6'9 x 4'8 | | | x | 8 | | | No |

Listing Broker(s): **Royal LePage - Wolstencroft**

This thoughtfully updated 3-bed, 3-bath duplex-style townhouse is sure to impress! Featuring updated vinyl plank flooring up & down, w/ carpeted stairs, & a stylish tiled foyer. The kitchen showcases all new appliances, quartz countertops, & beautiful backsplash. The bathrooms have upgraded toilets, sinks, faucets, & countertops. This unit is equipped w/ a gas BBQ hookup, upgraded light fixtures throughout, a fresh fireplace facade & mantle, and an upgraded roof. Plus, enjoy summer inside your cool, AIR CONDITIONED home, or out on the extended, private, back patio. Featuring a double-wide garage & a full driveway, plus a 3' crawl space the entire footprint of the home for ample storage. Perfectly located, nestled in a quiet community just minutes from Hwy1, shops, schools, & restaurants.