



List Price: \$409,500 Previous Price:
Original Price: \$409,500

Subdiv/Complex: SUNDIAL

Frontage: Approx Yr Blt: 1977 PID: 001-424-963
 Depth/Size: Type: Townhouse
 Lot SqFt: 0 Age at List Date: 37 Zoning: LU74
 Exposure: Bedrooms: 3 Taxes: \$2,150 (2013)
 Stories in Bldg: Bathrooms: 2 If New GST/HST Incl:
 Flood Plain: No Full Baths: 1 Tax Incl Utils: No
 Meas. Type: Half Baths: 1 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed: Y - APPLIANCES
 View: N

Style of Home: 2 Storey, End Unit Total Parking: 1 Covered Parking: 1
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Slab Parking Facilities: Garage; Underground, Visitor Parking
 Exterior: Wood
 Rain Screen: R/I Plumbing:
 Type of Roof: Asphalt Dist to Public Trans:
 Renovations: Reno Year: Units in Development: Dist to School/Bus:
 Flooring: Locker: Yes Total Units in Strata: 84
 Water Supply: City/Municipal Possession:
 Heat/Fuel: Electric Title to Land: Freehold Strata
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Court Ordered Sale
 Fireplace Fuel: Wood Mortgage Info: \$0
 Outdoor Area: Patio(s) Property Disclosure: N - NEVER LIVED IN THE PROPERTY
 Mngmt Co: WYNFORD GROUP Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed
 Mngmt Ph: 604-261-0285 Maint Fee: \$295.34

Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility, Snow removal

Legal: PL NWS564 LT 84 LD 36 SEC 10 TWP 5 STRATA LOT AS
 Amenities: Club House, In Suite Laundry, Recreation Center, Storage
 Features Incl:

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'8 X 14'4						
Main F.	Kitchen	8'2 X 8'2						
Main F.	Dining	14'4 X 10'10						
Main F.	Laundry	5'7 X 3'2						
Above	Master Bedroom	13'8 X 11'4						
Above	Bedroom	10'2 X 10'4						
Above	Bedroom	10' X 8'2						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	752	Finished Levels:	2	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	689	Basement Area:	None	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,441	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,441			8	

Listing Broker(s): (1) Century 21 Coastal Realty Ltd.

"SUNDIAL"! Bright, Spacious 2 level End unit townhome has 3 bedrooms, 2 bathrooms and a private fenced courtyard with sunny SW exposure. This great starter home has many updates including granite counters in kitchen & in both bathrooms, windows, closet organizers and a newer hot water tank. A cozy wood-burning river rock fireplace, a storage locker and a secure underground parking stall. Fantastic location next to green space, walking distance to Tsawwassen Town Centre, recreation and transportation. CALL TODAY for your private viewing.