

12 5661 LADNER TRUNK RD, V4K 1X3

Active

List Price: **\$219,900** Previous Price: **\$236,000**
Original Price: **\$236,000**

Subdiv/Complex: **OAK GLEN TERRACE**

Frontage: Approx Yr Blt: **1989** PID: **014-261-952**
Depth/Size: Type: **Apartment/Condo**
Lot SqFt: **0** Age at List Date: **25** Zoning: **MF**
Exposure: Bedrooms: **2** Taxes: **\$1,294 (2014)**
Stories in Bldg: **3** Bathrooms: **1** If New GST/HST Incl:
Flood Plain: Full Baths: **1** Tax Incl Utils: **No**
Meas. Type: Half Baths: **0** Apprvl Req:
Fixtures Lsd: **N**
Fixt Removed: **Y - Kitchen Ceiling Light, Intercom**
View: **N**

Style of Home: **1 Storey** Total Parking: **1** Covered Parking: **1**
Construction: **Frame - Wood** Parking Access: **Side**
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**
Exterior: **Vinyl, Wood**
Rain Screen: R/I Plumbing: **No**
Type of Roof: **Tar & Gravel** Dist to Public Trans: **1 BLK** Dist to School/Bus:
Renovations: Reno Year: Units in Development: **25** Total Units in Strata: **25**
Flooring: **Wall/Wall/Mixed, Vinyl/Linoleum, Tile** Locker:
Water Supply: **City/Municipal** Possession:
Heat/Fuel: **Electric, Natural Gas, Baseboard** Title to Land: **Freehold Strata**
No. of Fireplaces: **1** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**
Fireplace Fuel: **Gas - Natural** Mortgage Info: **\$0**
Outdoor Area: **Balcony(s)** Property Disclosure: **N - AS IS WHERE IS**
Mngmt Co: **Self Managed** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**
Mngmt Ph: Maint Fee: **\$290.00**

Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Hot Water, Management, Snow removal**Legal: **PL NWS3010 LT 12 DL 116 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.**Amenities: **Elevator, In Suite Laundry**Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings**Site Influences: **Central Location, Gravel Road, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'3 X 12'8						
Main F.	Kitchen	8'3 X 8'9						
Main F.	Dining	9'8 X 12'8						
Main F.	Master Bedroom	16'8 X 10'2						
Main F.	Bedroom	10'8 X 9'12						
Main F.	Laundry	6' X 5'						

Floor Area (SqFt): Total # Rooms: **6** **Bathrooms**
Finished Floor Area Main: **861** Finished Levels: **1** **1 3 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: **861** Restricted Age: 5
Pets / Cats; Dogs: 6
Unfinished Floor Area: **0** # or % Rentals: 7
Grand Total Floor Area: **861** 8

Listing Broker(s): **(1) Sutton Group - Seafair Realty**

A great complex in the heart of Ladner. Best priced 2 bedroom apartment around. Fireplace, in suite laundry, east facing balcony, quiet well kept building. Great deal for first time buyers. A little work and this could be your first home.