



List Price: \$249,000 Previous Price:  
Original Price: \$249,000

Subdiv/Complex: SONRISA  
 Frontage: Approx Yr Blt: 2004 PID: 025-723-774  
 Depth/Size: Type: Apartment/Condo  
 Lot SqFt: 0 Age at List Date: 11 Zoning: STRATA  
 Exposure: Bedrooms: 2 Taxes: \$1,474 (2014)  
 Stories in Bldg: 4 Bathrooms: 1 If New GST/HST Incl:  
 Flood Plain: Full Baths: 1 Tax Incl Utils: No  
 Meas. Type: Half Baths: 0 Apprvl Reqd:  
 Fixtures Lsd:  
 Fixt Removed:  
 View: N

Style of Home: Corner Unit Total Parking: 1 Covered Parking: 1  
 Construction: Frame - Wood Parking Access: Rear  
 Foundation: Concrete Perimeter Parking Facilities: Garage; Underground  
 Exterior: Vinyl R/I Plumbing:  
 Rain Screen: Partial  
 Type of Roof: Other Dist to Public Trans: NEARBY Dist to School/Bus: NEARBY  
 Renovations: Reno Year: Units in Development: 280 Total Units in Strata:  
 Flooring: Laminate, Tile, Other Locker:  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Baseboard, Electric 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 - FORECLOSURE AS IS WHERE IS  
 Mngmt Co: TOUCHSTONE Bylaw Restrictions: Pets Allowed w/Rest.  
 Mngmt Ph: 604-688-4340 Maint Fee: \$305.12

Maint Charge Incl: Gardening, Management, Recreation Facility

Legal: PL LMS3199 LT 187 DL 190 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.  
 Amenities: Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub  
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8' X 9'						
Main F.	Living Room	15'6" X 11'						
Main F.	Dining	7' X 11'						
Main F.	Master Bedroom	13' X 11'6"						
Main F.	Bedroom	9'9" X 10'						
Main F.	Storage	3'6" X 4'4"						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	830	Finished Levels:	1	1 5 Piece; Ensuite: Y; 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:	830	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	830			8	

Listing Broker(s): (1) RE/MAX Sabre Realty Group

Chance To Buy A Lovely Home! We're offering to you a 2 bedroom, 1 (5 piece) Bathroom, open concept corner unit with a spacious covered patio and Large bright windows. The kitchen features updated cabinet and granite countertops. The modern light fixtures and designer paint finishes off this home nicely. Finish the day off enjoying your clubhouse amenities: Gym, soak in the hot tub, a few lapses in the pool or retreat to the sauna. Shoppers Delight, close to all amenities including schools, West Coast Express and Future Evergreen Line, Schools, Restaurants and Burrard Inlet & Rocky Point. Sounds charming doesn't it? Set up your viewing today!



List Price:	\$199,000	Previous Price:	
		Original Price:	\$199,000
Subdiv/Complex: PORT VILLAGE			
Frontage:		Approx Yr Blt:	1965
Depth/Size:		PID:	000-602-671
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	NE	Zoning:	STRATA
Stories in Bldg:		Taxes:	\$1,116 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:	Feet	Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Reqd:	
Fixt Removed:			
View:	Y - NORTH SHORE MOUNTAINS & INLET		

Style of Home:	Penthouse	Total Parking:		Covered Parking:	
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	None				
Mngmt Co:		Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:		Bylaw Restrictions:	Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed / Age: 19+		
	Maint Fee:	\$384.75			

Maint Charge Incl: Heat, Hot Water, Management

Legal: PL NWS378 LT 23 DL 202 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS  
 Amenities: Shared Laundry  
 Features Incl:

Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	7'6 X 10'6						
Main F.	Kitchen	7'6 X 10'						
Main F.	Living Room	13' X 19'6						
Main F.	Foyer	5' X 6'						
Main F.	Master Bedroom	12' X 13'6						
Main F.	Bedroom	10' X 11'6						
Main F.	Bedroom	10' X 12'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	7	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:	19+	5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): (1) RE/MAX Progroup Realty (Del)

COURT ORDERED SALE. Sold 'As Is, Where Is'. Port Village....one of a kind! The only Penthouse in the building with fabulous views of the North Shore Mountains and Burrard Inlet. Great layout with 3 large bedrooms, generous living room with dining area all taking advantage of the North-East views. The listing Realtor is only representing the Seller & all public inquiries must go through their own Realtor.