

Active
R2273998
 Board: V, Attached
 Apartment/Condo

409 5518 14 AVENUE

Tsawwassen
 Cliff Drive
 V4M 4E9

\$548,888 (LP)

(SP)



DOM: **0** List Date: **5/30/2018** Expiry Date: **10/31/2018**
 Prev. Price: **\$0** Original Price: **\$548,888** Sold Date:
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **1997**
 Depth/Size: Frontage (metres): Age: **21**
 Sq. Footage: **0.00** Bedrooms: **2** Zoning: **CD220**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$1,565.85**
 Exposure: Full Baths: **2** For Tax Year: **2017**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **019-167-369** Council Apprv?: Maint. Fee: **\$337.86**
 View: **Yes: Trees and Ponds** Tour:
 Mgmt. Co's Name: **Wynford** Mgmt. Co #: **604-261-0285**
 Complex / Subdiv: **WINDSOR WOODS**
 Services Connctd: **Community, Electricity, Sanitary Sewer, Storm Sewer**

Style of Home: **Penthouse**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Metal, Other, Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **Yes**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**
 Dist. to School Bus:
 Total Units in Strata: **270**
 Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Maint Fee Inc: **Garbage Pickup, Management**
 Legal: **PL LMS1318 LT 162 LD 36 SEC 10 TWP 5. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**
 Amenities: **Bike Room, Elevator, Exercise Centre**
 Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Dining Room	12' x 11'			x			x
Main	Master Bedroom	15' x 10'			x			x
Main	Bedroom	14' x 9'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 943	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 943 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total: 943 sq. ft.	Basement: None			6				
				7				
				8				

List Broker 1: **Sotheby's Int'l Realty Canada - Office: 604-922-6995** List Broker 2:
 List Sales Rep 1: **Ian Watt PREC* - Phone: 604-999-9426** **ianwatt@ianwatt.ca**
 List Sales Rep 2: **3:**
 Sell Broker 1:
 Sell Sales Rep 1: **2:** **3:**
 Owner: **Elly Chan-Lee Fong & Denny Chee-Choi Fong**
 Commission: **3.125% ON 1ST 100K & 1.1625% ON REMAINDER.**
 Appointments: **Phone L.R. First**
 Call: **TEXT/EMAIL DONT CALL**
 Phone: **604-999-9426**
 Occupancy: **Vacant**

Realtor ******NO TOUCHBASE**** TEXT 604-999-9426. BUYER TO VERIFY SIZE, AGE, CONDITION AND ZONING. 2 cats or 2 dogs less than 22 lbs. NO**
 Remarks: **LOCKBOX. FIRST SHOWINGS AT OPEN HOUSE.**

Penthouse with views! This beautifully appointed two bedroom two bathroom penthouse has a fabulously designed layout with no hallways of wasted square footage. This bright and sunny home boasts a cosy gas fireplace, large master bedroom with a spacious walk-through closet, generous ensuite, in suite laundry, and 12 foot vaulted ceilings. Relax on the magnificent east-facing balcony and enjoy the striking gardens, ponds, trees and beyond. This top floor unit includes one secure underground parking, large storage locker. Windsor Woods is a well run, pet friendly complex with a private gym, hot tub and sauna, with an unbeatable QUIET location where you can walk to everything. Rentals limited to 10% and 2 cats or 2 dogs less than 22 lbs. Open House June 2nd and 3rd 2:00 to 4:00.