

**R2439320**  
Apartment/Condo

**305 7500 COLUMBIA STREET**  
Mission  
Mission BC  
V2V 4C1

Residential Attached  
**\$349,800 (LP)**



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1991**  
 Bedrooms: **2** Age: **29**  
 Lot Area Bathrooms: **2** Zoning: **STRATA**  
 Flood Full Baths: **2** Gross Taxes: **\$2,329.48**  
 Plain: Half Baths: **0** For Tax Year: **2019**  
 Rear Yard Maint. Fee: **\$315.00** P.I.D.: **016-812-212**  
 Exp:  
 Mgmt. Co's Name: **ECM**  
 Mgmt. Co's Phone: **604-855-9895**  
 View: **Yes: Fraser River**  
 Complex / Subdiv: **Edwards Estates**  
 Services Connected: **Electricity,Natural Gas,Storm Sewer,Water**

Style of Home: **Penthouse,Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly**  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric,Hot Water,Natural Gas**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
 Parking: **Garage; Underground**  
 Locker: **Yes**  
 Dist. to Transit: Dist to School Bus:  
 Units in Development: **60** Total Units in Strata: **60**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate,Mixed,Tile**

Maint Fee Inc: **Gardening,Gas,Hot Water,Management,Recreation Facility,Snow removal,Water**  
 Legal: **PL NWS3172 LT55 DL 1&4 LD36 SEC21 TWP STRATA LOT AS SHOWN ON FORM1TOGETHER WITH**  
 Amenities: **Air Cond./Central,Elevator,In Suite Laundry,Recreation Center,Storage,Wheelchair Access**  
 Site Influences: **Adult Oriented,Central Location**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'6"			x			x
Main	Dining Room	12'6" x 9'			x			x
Main	Kitchen	12'6" x 10'9"			x			x
Main	Laundry	7' x 6'			x			x
Main	Master Bedroom	10'9" x 14'			x			x
Main	Walk-In Closet	5' x 6'			x			x
Main	Bedroom	14' x 9'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>0</b>	# of Rooms: <b>7</b> # of Kitchens: <b>1</b> # of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>1,116</b>	Crawl/Bsmt. Height:	1	Main	4	No
Finished Floor (Below):	<b>0</b>	Restricted Age: <b>55+</b>	2	Main	4	Yes
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>	3			No
Finished Floor (Total):	<b>1,116 sq. ft.</b>	# or % of Rentals Allowed:	4			No
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.</b>	5			No
Grand Total:	<b>1,116 sq. ft.</b>	Basement: <b>None</b>	6			No
			7			No
			8			No

Listing Broker(s): **Lighthouse Realty Ltd.**

**Nothing to do here but move in and enjoy! This 2 bedroom 2 bathroom top floor unit has a great view of the Fraser River and sunsets. With vaulted ceilings and built in air conditioning, this unit is a must see if you're looking for a spacious bright home. This 55+, pet friendly complex is one of the most popular complexes in town. Make friends in the amenities room or book the meeting room for large family gatherings. Secure underground parking is a plus and there is a guest suite for when company is in town! All of this makes this the perfect place to call home!**

The enclosed information, while deemed to be correct, is not guaranteed. PREC\* indicates 'Personal Real Estate Corporation'.

