

R2509282
Townhouse

50 11188 72 AVENUE
Delta
Sunshine Hills Woods
V4E 0A5

Residential Attached
\$729,000 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2018**
 Bedrooms: **3** Age: **2**
 Lot Area Bathrooms: **3** Zoning: **CD**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,616.93**
 Rear Yard Half Baths: **1** For Tax Year: **2020**
 Exp: Maint. Fee: **\$152.54** P.I.D.: **030-557-364**
 View:
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **3 Storey,End Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick,Fibre Cement Board,Stone**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Electric**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air,Hot Water,Natural Gas**
 Outdoor Area: **Balcony(s),Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate,Mixed,Wall/Wall/Mixed**

Maint Fee Inc: **Gardening,Management,Snow removal**
 Legal: **STRATA LOT 18, PLAN EPS4957, SECTION 13, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRI**
 Amenities: **Club House,In Suite Laundry,Playground**
 Site Influences: **Central Location,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby**
 Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Fireplace Insert,Microwave,Pantry,Security - Roughed In,Vacuum - Roughed In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 10'4			x			x
Main	Dining Room	10'6 x 10'1			x			x
Main	Kitchen	17'2 x 11'4			x			x
Main	Pantry	5'7 x 2'2			x			x
Above	Master Bedroom	12' x 10'11			x			x
Above	Walk-In Closet	7'10 x 4'1			x			x
Above	Bedroom	11'8 x 9'4			x			x
Above	Bedroom	10'6 x 10'3			x			x
Below	Foyer	4'1 x 3'10			x			x
		x			x			

Finished Floor (Main):	648	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	669	# of Kitchens:	1	1	Main	2	No
Finished Floor (Below):	99	# of Levels:	3	2	Above	4	No
Finished Floor (Basement):	0	Suite:		3	Above	4	Yes
Finished Floor (Total):	1,416 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:	0	Beds in Bsmt.:	0	5			
Grand Total:	1,416 sq. ft.	Basement:	None	6			
				7			
				8			

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

Chelsea Gate in Sought after Sunshine Hills, spacious 3 Bedroom home in seaquam IB program catchment. Elegant living in a serene setting nestled adjacent to Cougar Creek Forest Reserve in North Delta's well established Sunshine Hills community. This A floor-plan corner unit features bright floor plan with great Living area, double side-by-side garage, large balcony and private yard. Elegant quartz counter top, efficient forced air heating, A/C, stainless steel appliances, gas cook top, and powder room on the main floor with luxury tile work. Outside include underground sprinkler system with lush landscaping & electric car charge STN. Great schools, shopping centers and recreation are close to home.

