

**R2635105** **105 7500 COLUMBIA STREET** Residential Attached  
 Apartment/Condo Mission **\$539,500 (LP)**  
 Mission BC  
 V2V 4C1

Depth/Size (ft.):	Frontage (ft.):	Approx. Yr Built: <b>1989</b>
Lot Area	Bedrooms: <b>2</b>	Age: <b>33</b>
Flood Plain:	Bathrooms: <b>2</b>	Zoning: <b>MT1</b>
Rear Yard Exp:	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,377.98</b>
	Half Baths: <b>0</b>	For Tax Year: <b>2021</b>
	Maint. Fee: <b>\$347.65</b>	P.I.D.: <b>016-811-992</b>
Mgmt. Co's Name: <b>ECM</b>		
Mgmt. Co's Phone: <b>604-855-9895</b>		
View: <b>No</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity,Natural Gas,Sanitary Sewer,Water</b>		

Style of Home: <b>Inside Unit</b>	Total Parking: <b>2</b> Covered Parking: <b>1</b> Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground,Open</b>
Exterior: <b>Mixed</b>	Dist. to Transit: Dist to School Bus:
Foundation:	Units in Development: <b>60</b> Total Units in Strata: <b>60</b>
Rain Screen:	Title to Land: <b>Freehold Strata</b>
Renovations:	Property Disc.: <b>Yes</b>
# of Fireplaces: <b>1</b>	PAD Rental:
Fireplace Fuel: <b>Gas - Natural</b>	Fixtures Leased: <b>No</b>
Water Supply: <b>City/Municipal</b>	Fixtures Rmvd: <b>No</b>
Fuel/Heating: <b>Electric</b>	Floor Finish: <b>Mixed</b>
Outdoor Area: <b>Balcony(s),Rooftop Deck</b>	
Type of Roof: <b>Other</b>	

Maint Fee Inc: **Caretaker,Garbage Pickup,Gardening,Gas,Management,Recreation Facility,Snow remov**  
 Legal: **STRATA LOT 33 DISTRICT LOTS 1 AND 4 GROUP 3 AND OF SECTION 21 TOWNSHIP 17 NEW WE**  
 Amenities: **Exercise Centre,Guest Suite,Recreation Center,Storage**  
 Site Influences: **Central Location,Recreation Nearby,Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 14'2			x			x
Main	Dining Room	12'7 x 10'3			x			x
Main	Kitchen	12'10 x 10'11			x			x
Main	Master Bedroom	11'3 x 17'10			x			x
Main	Bedroom	9'1 x 14'1			x			x
Main	Walk-In Closet	7'1 x 5'1			x			x
Main	Laundry	7'0 x 6'9			x			x
Main	Foyer	5'3 x 3'7			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,167</b>	# of Rooms: <b>8</b> # of Kitchens: <b>1</b> # of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:	1	Main	4	No
Finished Floor (Below):	<b>0</b>	Restricted Age: <b>55+</b>	2	Main	3	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>1,167 sq. ft.</b>	# or % of Rentals Allowed:	4			No
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Age Restrictions,Pets Allowed w/Rest.,Rentals Not Allowed,Smoking Restrictions</b>	5			No
Grand Total:	<b>1,167 sq. ft.</b>	Basement: <b>None</b>	6			No
			7			No
			8			No

Listing Broker(s): **Royal LePage Wheeler Cheam Realty**

**Sought after Edwards Estates. Amazing, gated, 55+ development just minutes from Heritage Park and amenities. This is one of the most spacious and open strata developments around. They just don't build them like this anymore! You will love the fresh, clean 2 bedroom, 2 bathroom unit over 1100 SF! All new baseboards and fresh paint. Kitchen is open to living/dining room. Gas fireplace in living room. Separate laundry room. Ensuite off master has walk-in shower. Enormous rooftop-style balcony has plenty of room for a container garden and lounge area. Locker on same floor as unit. Amenity room, exercise room and guest suite.**

The enclosed information, while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates \*Personal Real Estate

Corporation.