R2861854 Townhouse

211 6505 3 AVENUE DELTA

Boundary Beach, V4L 2N1

Depth/Size (ft):		Boundary Beach, V4L 2N1				\$1,480,000 (L	
• • • •		Bedrooms:	2	Approx. Year Buil	t: 1992		
Frontage (ft):		Bathrooms:	2	Age:	32		
Lot Area:		Full Baths:	2	Zoning:	CD20	1	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,72 ⁻	1.53	
Rear Yard Exp:	East	Maint. Fee:	817.52	For Tax Year:	2023		
View:	Yes			P.I.D.:	018-8	22-916	
Style of Home:	1 Storey		Parking:	Total: 4 - Covered:	2		
Construction:	Concrete Frame.Fram	e - Wood	Covered Parking:	2			
Exterior:	Mixed		Parking Access:	Front			
oundation:			Parking:	Garage; Double			
Rain Screen:			Locker:	Yes			
Renovations:			Units in Dev:				
of Fireplaces:	1 - Fuel: Gas - Natura	I	Distance to:				
Vater Supply:	City/Municipal	1	Title to Land:	Freehold Strata			
Fuel/Heating:	Natural Gas.Radiant		Property Disc:	Yes			
Outdoor Area:	Balcny(s) Patio(s) Dck	(c)	Property Disc: PAD Rental:	163			
Type of Roof:	Wood		Fixtures Leased:	No			
Floor Finish:	Mixed		Fixtures Leased:	No			
	WINED		TIALUICS MINVU.				
View:	Yes : WATER						
Mgmt. Company:	Hug & McKinnon - 60	4-531-1909					
	MONTERBA						
Complex / Subdiv:	MONTERRA Community Electricity	Lagoon Natural Gas Sanitary Se	ewer				
Complex / Subdiv: Services Connected: Legal:	Community,Electricity, 018-822-916 STRATA		ewer ON 1, TOWNSHIP 5, NEW WESTM DRTION TO THE UNIT ENTITLEME				
Complex / Subdiv: Services Connected: Legal:	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO	LOT 68, PLAN LMS469, SECTION OMMON PROPERTY IN PROPO	ON 1, TOWNSHIP 5, NEW WESTN	ENT OF THE STRATA	LOT AS SHOWN		
Complex / Subdiv: Services Connected: Legal: Amenities:	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO	LOT 68, PLAN LMS469, SECTIO OMMON PROPERTY IN PROPO Centre,Garden,In Suite Laundry,	ON 1, TOWNSHIP 5, NEW WESTN DRTION TO THE UNIT ENTITLEM	ENT OF THE STRATA	LOT AS SHOWN		
Complex / Subdiv: Services Connected:	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated	LOT 68, PLAN LMS469, SECTIO OMMON PROPERTY IN PROPO Centre,Garden,In Suite Laundry, Complex	ON 1, TOWNSHIP 5, NEW WESTN ORTION TO THE UNIT ENTITLEME Pool; Indoor,Recreation Center,Sau	ENT OF THE STRATA una/Steam Room,Swirl	LOT AS SHOWN		
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated ClthWsh/Dryr/Frdg/St	LOT 68, PLAN LMS469, SECTI OMMON PROPERTY IN PROPO Centre,Garden,In Suite Laundry, Complex ve/DW,Drapes/Window Covering	ON 1, TOWNSHIP 5, NEW WESTN DRTION TO THE UNIT ENTITLEM	ENT OF THE STRATA una/Steam Room,Swirl	LOT AS SHOWN		
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated	LOT 68, PLAN LMS469, SECTIO OMMON PROPERTY IN PROPO Centre, Garden, In Suite Laundry, Complex ve/DW, Drapes/Window Covering Rentals Not Allowed	ON 1, TOWNSHIP 5, NEW WESTN ORTION TO THE UNIT ENTITLEME Pool; Indoor,Recreation Center,Sau	ENT OF THE STRATA una/Steam Room,Swirl	LOT AS SHOWN		
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest.,	LOT 68, PLAN LMS469, SECTIO OMMON PROPERTY IN PROPO Centre, Garden, In Suite Laundry, Complex ve/DW, Drapes/Window Covering Rentals Not Allowed	ON 1, TOWNSHIP 5, NEW WESTN ORTION TO THE UNIT ENTITLEME Pool; Indoor,Recreation Center,Sau	ENT OF THE STRATA una/Steam Room,Swirl	LOT AS SHOWN	ON FORM 1	
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group Seafair	LOT 68, PLAN LMS469, SECTIO OMMON PROPERTY IN PROPO Centre,Garden,In Suite Laundry, Complex ve/DW,Drapes/Window Covering Rentals Not Allowed Realty	ON 1, TOWNSHIP 5, NEW WESTM ORTION TO THE UNIT ENTITLEME Pool; Indoor,Recreation Center,Sau gs,Garage Door Opener,Jetted Bath	ENT OF THE STRATA I una/Steam Room,Swirl	LOT AS SHOWN (pool/Hot Tub	ON FORM 1	
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group Seafair	LOT 68, PLAN LMS469, SECTIO OMMON PROPERTY IN PROPO Centre,Garden,In Suite Laundry, Complex ve/DW,Drapes/Window Covering Rentals Not Allowed Realty Dimensions	ON 1, TOWNSHIP 5, NEW WESTN DRTION TO THE UNIT ENTITLEME Pool; Indoor,Recreation Center,Sau gs,Garage Door Opener,Jetted Bath	ENT OF THE STRATA I una/Steam Room,Swirl ntub Type	LOT AS SHOWN (pool/Hot Tub Dimensi	ON FORM 1	
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group Seafair	LOT 68, PLAN LMS469, SECTIO OMMON PROPERTY IN PROPO Centre,Garden,In Suite Laundry, Complex ve/DW,Drapes/Window Covering Rentals Not Allowed Realty Dimensions 13'3 x 11'1	ON 1, TOWNSHIP 5, NEW WESTN DRTION TO THE UNIT ENTITLEME Pool; Indoor,Recreation Center,Sau gs,Garage Door Opener,Jetted Bath Floor Main	ENT OF THE STRATA I una/Steam Room,Swirl ntub Type Foyer	LOT AS SHOWN (pool/Hot Tub Dimensi 10' x 6'1	ON FORM 1	
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group Seafair Type Bedroom Primary Bedroom	LOT 68, PLAN LMS469, SECTIO OMMON PROPERTY IN PROPO Centre,Garden,In Suite Laundry, Complex ve/DW,Drapes/Window Covering Rentals Not Allowed Realty Dimensions 13'3 x 11'1 14'9 x 16'4	ON 1, TOWNSHIP 5, NEW WESTN DRTION TO THE UNIT ENTITLEME Pool; Indoor,Recreation Center,Sau gs,Garage Door Opener,Jetted Bath Bioor Main Main	ENT OF THE STRATA I una/Steam Room,Swirl ntub Type Foyer Mud Room	LOT AS SHOWN (pool/Hot Tub Dimens i 10' x 6'1 6' x 14'6	ON FORM 1	
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group Seafair Type Bedroom Primary Bedroom Foyer	LOT 68, PLAN LMS469, SECTIO OMMON PROPERTY IN PROPO Centre, Garden, In Suite Laundry, Complex ve/DW, Drapes/Window Covering Rentals Not Allowed Realty Dimensions 13'3 x 11'1 14'9 x 16'4 8'7 x 8'1	ON 1, TOWNSHIP 5, NEW WESTN DRTION TO THE UNIT ENTITLEME Pool; Indoor,Recreation Center,Sau gs,Garage Door Opener,Jetted Bath Bioor Main Main	ENT OF THE STRATA I una/Steam Room,Swirl ntub Type Foyer Mud Room	LOT AS SHOWN (pool/Hot Tub Dimens i 10' x 6'1 6' x 14'6	ON FORM 1	
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main Main	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group Seafair Type Bedroom Primary Bedroom Foyer Living Room	LOT 68, PLAN LMS469, SECTIO OMMON PROPERTY IN PROPO Centre, Garden, In Suite Laundry, Complex ve/DW, Drapes/Window Covering Rentals Not Allowed Realty Dimensions 13'3 x 11'1 14'9 x 16'4 8'7 x 8'1 14'2 x 16'7	ON 1, TOWNSHIP 5, NEW WESTN DRTION TO THE UNIT ENTITLEME Pool; Indoor,Recreation Center,Sau gs,Garage Door Opener,Jetted Bath Bioor Main Main	ENT OF THE STRATA I una/Steam Room,Swirl ntub Type Foyer Mud Room	LOT AS SHOWN (pool/Hot Tub Dimens i 10' x 6'1 6' x 14'6	ON FORM 1	
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main Main Main Main	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group Seafair Type Bedroom Primary Bedroom Foyer Living Room Dining Room	LOT 68, PLAN LMS469, SECTIO OMMON PROPERTY IN PROPO Centre,Garden,In Suite Laundry, Complex ve/DW,Drapes/Window Covering Rentals Not Allowed Realty Dimensions 13'3 x 11'1 14'9 x 16'4 8'7 x 8'1 14'2 x 16'7 13'3 x 12'10	ON 1, TOWNSHIP 5, NEW WESTN DRTION TO THE UNIT ENTITLEME Pool; Indoor,Recreation Center,Sau gs,Garage Door Opener,Jetted Bath Bioor Main Main	ENT OF THE STRATA I una/Steam Room,Swirl ntub Type Foyer Mud Room	LOT AS SHOWN (pool/Hot Tub Dimens i 10' x 6'1 6' x 14'6	ON FORM 1	
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group Seafair Type Bedroom Primary Bedroom Foyer Living Room Dining Room Kitchen	LOT 68, PLAN LMS469, SECTIO OMMON PROPERTY IN PROPO Centre,Garden,In Suite Laundry, Complex ve/DW,Drapes/Window Covering Rentals Not Allowed Realty Dimensions 13'3 x 11'1 14'9 x 16'4 8'7 x 8'1 14'2 x 16'7 13'3 x 12'10 8'8 x 16'2	ON 1, TOWNSHIP 5, NEW WESTN DRTION TO THE UNIT ENTITLEME Pool; Indoor,Recreation Center,Sau gs,Garage Door Opener,Jetted Bath Bioor Main Main	ENT OF THE STRATA I una/Steam Room,Swirl ntub Type Foyer Mud Room	LOT AS SHOWN (pool/Hot Tub Dimens i 10' x 6'1 6' x 14'6	ON FORM 1	
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group Seafair Type Bedroom Primary Bedroom Foyer Living Room Dining Room Kitchen Family Room	LOT 68, PLAN LMS469, SECTIONMON PROPERTY IN PROPO Centre, Garden, In Suite Laundry, Complex ve/DW, Drapes/Window Covering Rentals Not Allowed Realty Dimensions 13'3 x 11'1 14'9 x 16'4 8'7 x 8'1 14'2 x 16'7 13'3 x 12'10 8'8 x 16'2 14'3 x 13'3	ON 1, TOWNSHIP 5, NEW WESTN DRTION TO THE UNIT ENTITLEME Pool; Indoor,Recreation Center,Sau gs,Garage Door Opener,Jetted Bath Bain Main Main Main	ENT OF THE STRATA I una/Steam Room,Swirl ntub Type Foyer Mud Room Walk-In Closet	LOT AS SHOWN (pool/Hot Tub Dimens 10' x 6'1 6' x 14'6 7'6 x 10'	ON FORM 1	
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group Seafair Type Bedroom Primary Bedroom Foyer Living Room Dining Room Kitchen Family Room 2,024 sqft	LOT 68, PLAN LMS469, SECTIO OMMON PROPERTY IN PROPO Centre, Garden, In Suite Laundry, Complex ve/DW, Drapes/Window Covering Rentals Not Allowed Realty Dimensions 13'3 x 11'1 14'9 x 16'4 8'7 x 8'1 14'2 x 16'7 13'3 x 12'10 8'8 x 16'2 14'3 x 13'3 # Of Rooms:	ON 1, TOWNSHIP 5, NEW WESTN DRTION TO THE UNIT ENTITLEME Pool; Indoor,Recreation Center,Sar gs,Garage Door Opener,Jetted Bath Floor Main Main Main 10	ENT OF THE STRATA I una/Steam Room,Swirl ntub Type Foyer Mud Room Walk-In Closet Bathroom Floor	LOT AS SHOWN (pool/Hot Tub Dimensi 10' x 6'1 6' x 14'6 7'6 x 10' # of Pieces	ON FORM 1	
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main Main Main Main Main Main	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group Seafair Type Bedroom Primary Bedroom Foyer Living Room Dining Room Kitchen Family Room 2,024 sqft 0 sqft	LOT 68, PLAN LMS469, SECTIO OMMON PROPERTY IN PROPO Centre, Garden, In Suite Laundry, Complex ve/DW, Drapes/Window Covering Rentals Not Allowed Realty Dimensions 13'3 × 11'1 14'9 × 16'4 8'7 × 8'1 14'2 × 16'7 13'3 × 12'10 8'8 × 16'2 14'3 × 13'3 # Of Rooms: # Of Kitchens:	ON 1, TOWNSHIP 5, NEW WESTN DRTION TO THE UNIT ENTITLEME Pool; Indoor,Recreation Center,Sar gs,Garage Door Opener,Jetted Bath Bain Main Main Main 10 1	ENT OF THE STRATA I una/Steam Room,Swirl ntub Type Foyer Mud Room Walk-In Closet Bathroom Floor Main	LOT AS SHOWN (pool/Hot Tub Dimensi 10' x 6'1 6' x 14'6 7'6 x 10' # of Pieces 4	ON FORM 1	
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group Seafair Type Bedroom Primary Bedroom Foyer Living Room Dining Room Kitchen Family Room 2,024 sqft 0 sqft 0 sqft	LOT 68, PLAN LMS469, SECTIO OMMON PROPERTY IN PROPO Centre, Garden, In Suite Laundry, Complex ve/DW, Drapes/Window Covering Rentals Not Allowed Realty Dimensions 13'3 x 11'1 14'9 x 16'4 8'7 x 8'1 14'2 x 16'7 13'3 x 12'10 8'8 x 16'2 14'3 x 13'3 # Of Rooms: # Of Kitchens: # Of Levels:	ON 1, TOWNSHIP 5, NEW WESTN DRTION TO THE UNIT ENTITLEME Pool; Indoor,Recreation Center,Sar gs,Garage Door Opener,Jetted Bath Bain Main Main Main 10 1	ENT OF THE STRATA I una/Steam Room,Swirl ntub Type Foyer Mud Room Walk-In Closet Bathroom Floor Main	LOT AS SHOWN (pool/Hot Tub Dimensi 10' x 6'1 6' x 14'6 7'6 x 10' # of Pieces 4	ON FORM 1	
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Community,Electricity, 018-822-916 STRATA INTEREST IN THE CO Club House,Exercise Adult Oriented,Gated ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group Seafair Type Bedroom Primary Bedroom Foyer Living Room Dining Room Kitchen Family Room 2,024 sqft 0 sqft 0 sqft 0 sqft	LOT 68, PLAN LMS469, SECTIO OMMON PROPERTY IN PROPO Centre, Garden, In Suite Laundry, Complex ve/DW, Drapes/Window Covering Rentals Not Allowed Realty Dimensions 13'3 × 11'1 14'9 × 16'4 8'7 × 8'1 14'2 × 16'7 13'3 × 12'10 8'8 × 16'2 14'3 × 13'3 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	ON 1, TOWNSHIP 5, NEW WESTN DRTION TO THE UNIT ENTITLEME Pool; Indoor,Recreation Center,Sar gs,Garage Door Opener,Jetted Bath Main Main Main 10 1 1 None	ENT OF THE STRATA I una/Steam Room,Swirl ntub Type Foyer Mud Room Walk-In Closet Bathroom Floor Main	LOT AS SHOWN (pool/Hot Tub Dimensi 10' x 6'1 6' x 14'6 7'6 x 10' # of Pieces 4	ON FORM 1	

Welcome to the highly desirable gated complex of Monterra. Unit #211 is a two-bed and two-bath 2,024 sqft rancher with a lagoon view. This executive complex in Boundary Bay features a private clubhouse with a pool, gym and party room. It is within walking distance of Centennial Beach, L'Aromas Cafe, the newly built Southlands community, the secret garden and the members-only Beach Grove Golf Club. During the summer, start your day swimming at the beach, then walk to the biweekly farmers markets steps from your home and finish at the much anticipated Four Winds Brewing Restaurant. These homes do not come up for sale often, so act fast and secure your future lifestyle. OPEN HOUSE: May 11th 4-6pm

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'. This communication is not intended to solicit properties already listed for sale.