404 6960 NICHOLSON ROAD DELTA

Sunshine Hills Woods, V4E 0A9

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Depth/Size (ft):		Bedrooms:	3	Approx. Year Bui	lt: 2022	2
Frontage (ft):		Bathrooms:	2	Age:	2	
Lot Area:		Full Baths:	2	Zoning:	CD	
Flood Plain:	No	Half Baths:	0	Gross Taxes:		43.54
Rear Yard Exp:		Maint. Fee:	422.00	For Tax Year:	2023	
View:	No			P.I.D.:		470-076
Style of Home:	Corner Unit		Parking:	Total: 1 - Covered:	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Mixed,Wood		Parking Access:			
Foundation:			Parking:	Garage; Undergro	und	
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:			Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Baseboard,Electric		Property Disc:	Yes		
Outdoor Area:	Balcony(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:			Fixtures Rmvd:	No		
Mgmt. Company:	No					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Ga STRATA LOT 141 SE COMMON PROPERI In Suite Laundry Central Location,Rec	s,Sanitary Sewer,Storm Sewer,W CTION 13 TOWNSHIP 4 NEW W IY IN PROPORTION TO THE UN reation Nearby,Shopping Nearby tve/DW,Drapes/Window Covering ,Rentals Allowed	ESTMINSTER DISTRICT STRA IT ENTITLEMENT OF THE ST			N INTEREST IN THE
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Almost New 3 Bedrooms 2 Bath corner unit on 4th floor in the best desired location of Delta Sunshine Hills. Amazing open floorplan with Plenty of natural light through large windows in the living area. Best Location as both level of schools with best ratings, Scottsdale Mall, Banks, Walmart, Save-on Foods & Delta Surrey Gurdwara just nearby. Big Balcony for BBQ with gas hook up. Parking Stall # 166 Locker # 116.

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