

**Active**  
**R2162387**  
 Board: V, Attached  
 Apartment/Condo

**105 5477 WHARF AVENUE**

Sunshine Coast  
 Sechelt District  
 VON 3A3

**\$525,000** (LP)  
 (SP)



DOM: **34** List Date: **4/30/2017** Expiry Date: **10/31/2017**  
 Prev. Price: **\$0** Original Price: **\$525,000** Sold Date:  
 Meas. Type: Frontage (feet): Approx. Year Built: **1982**  
 Depth/Size: Frontage (metres): Age: **35**  
 Sq. Footage: **0.00** Bedrooms: **3** Zoning: **C2**  
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$2,790.68**  
 Exposure: Full Baths: **2** For Tax Year: **2016**  
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**  
 P.I.D.: **005-071-739** Approval Req.?: Maint. Fee: **\$447.34**  
 View: **Yes: Georgia Straight & Islands** Tour:  
 Mgmt. Co's Name: **HOLYWELL** Mgmt. Co #:  
 Complex / Subdiv: **ROYAL TERRACES**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 Storey, Ground Level Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Tar & Gravel**

Total Parking: Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground** Locker: **Y**  
 Dist. to Public Transit: **nearby** Dist. to School Bus: **nearby**  
 Units in Development: **39** Total Units in Strata:  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Estate Sale**  
 Property Disc.: **Yes:**  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management**  
 Legal: **STRATA LOT 13 DIST LOTS 303 & 304 STRATA PLAN VR1053 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THESTRATA LOT**  
 Amenities: **In Suite Laundry, Recreation Center, Storage**  
 Site Influences: **Adult Oriented, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'			x			x
Main	Dining Room	10' x 14'			x			x
Main	Kitchen	10' x 13'			x			x
Main	Master Bedroom	11' x 15'			x			x
Main	Walk-In Closet	6' x 6'			x			x
Main	Bedroom	9' x 12'			x			x
Main	Bedroom	8' x 12'			x			x
Main	Laundry	5' x 5'6			x			x
Main	Foyer	4' x 7'			x			x

Finished Floor (Main): <b>1,336</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,336 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Grand Total: <b>1,336 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

List Broker 1: **Royal LePage Sussex (Sct) - Office: 604-885-3295** List Broker 2:  
 List Sales Rep 1: **Becky Lohn - Phone: 604-740-6743** **beckylohn@sunshinecoast.ca** Appointments: **Phone L.R. First**  
 List Sales Rep 2: **3:** **beckylohn@sunshinecoast.ca** Call: **BECKY**  
 Sell Broker 1: **3:** Phone: **604-740-6743**  
 Sell Sales Rep 1: **2:** **3:**  
 Owner: **\*\*Privacy Protected\*\* ESTATE OF ROBERT TAYLOR**  
 Commission: **3.255% ON THE 1ST \$100,000 + 1.1625% ON THE BALANCE**  
 Occupancy: **Owner**

Realtor **ALL OFFERS SUBJECT TO PROBATE. APPROX EXPECTED DATE OF PROBATE TIME JULY 30, 2017. COMMISSION PAYABLE ON 1ST PHYSICAL**  
 Remarks: **INTRODUCTION OTHERWISE \$500.00 ALL MEASUREMENTS ARE APPROX AND IF DEEMED IMPORTANT BUYER TO VERIFY.**

**This rare ground level waterfront offering features 3 bedrooms, 2 bathrooms in the popular Royal Terraces. Huge private patio off this unit to enjoy the summer evenings and direct access to the beach. Very well maintained with many updates. The gas fireplace in the living room and kitchen with seating bar is open to the breath taking views. Wonderful walking and swimming beach. Concrete building, storage lockers, recreation room, social room, billiard room and covered parking. Level walking distance to all of Sechelt amenities.**