

EXCLUSIVE

50 735 PARK ROAD

\$559,000 (LP)

Sunshine Coast
Gibsons & Area
V0N 1V7

(SP)



Board: V, Attached
Townhouse



DOM: List Date: **12/1/2021** Expiry Date: **4/30/2022**
 Prev. Price: **\$0** Original Price: **\$559,000** Sold Date:
 Meas. Type: **Feet** If new, GST/HST inc?: Approx. Year Built: **2017**
 Frontage (feet): **0.00** Bedrooms: **3** Age: **4**
 Frontage (metres): **0.00** Bathrooms: **2** Zoning: **RM1**
 Depth/Size: **0** Full Baths: **2** Gross Taxes: **\$2,894.77**
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2021**
 Flood Plain: P.I.D.: **026-206-714** Tax Inc. Utilities?:
 View: : Tour:
 Complex / Subdiv: **Sherwood Grove**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Electric, Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access:
 Parking: **Garage; Single**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Rain Screen:
 Metered Water:
 R.I. Plumbing:
 Fixtures Rmvd: :
 Floor Finish:

Legal: **STRATA LOT 50, PLAN LMS2560, DISTRICT LOT 689, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

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

Amenities: **Club House, Garden, In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **648**
 Finished Floor (Above): **672**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,320sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,320sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name:
 Maint Fee:
 Maint Fee Includes:

Tot Units in Strata:
 Storeys in Building:
 Mgmt. Co's #:
 Council/Park Apprv:

Locker:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1** # of Levels: **2**
 # of Rooms: **7**

Bylaw Restrictions:
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?:
 Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	19'1x 9'4			x	1	Above	4	No
Main	Dining Room	10'6x 8'10			x	2	Main	3	No
Main	Kitchen	14'10x 9'1			x	3			
Above	Master Bedroom	13'2x 12'2			x	4			
Above	Walk-In Closet	5'6x 4'3			x	5			
Above	Bedroom	10'7x 10'3			x	6			
Above	Bedroom	11'3x 11'			x	7			
		x			x	8			

List Broker 1: **RE/MAX City Realty - OFC: 604-886-2670**
 List Desig Agt 1: **Tony Browton PREC* - Contc: 604-418-2695**
 List Broker 2:
 List Desig Agt 2: 3:
 Sell Broker 1:
 Sell Sales Rep 1: 2: 3:
 Owner: **Junumani Nath & Bhaskar Kalita**
 Commission: **3.25% OF FIRST 100,000 AND 1.1625% OF BALANCE**

List Broker 3:
tbrowton@truebluerealty.ca

Appointments: **Phone L.R. First**
 Call: **Tony**
 Phone: **604-418-2695**

Occupancy: **Owner**

Realtor **all measurements approximate, buyer to verify if important**
Remarks:

Corner unit townhouse in desirable "Sherwood Grove". Close to everything, this one will appeal to first time buyers or those looking to downsize. Boasting laminate flooring, gas fire place, covered patio, sun deck and a well managed strata. This one will not last long so do not delay and book a showing today!!