



———#78-5550 Admiral Way———

LADNER, BC V4K 0C4

***YOUR NEW LIFESTYLE AT HAMPTON COVE AWAITS!***







Presented by:  
**Calvin Khara PREC\***

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**Active**  
**R2996021**  
Board: V  
Townhouse

**78 5550 ADMIRAL WAY**

Ladner  
Neilsen Grove  
V4K 0C4

Residential Attached

**\$898,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price:
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2017</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>8</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD430</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,724.66</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>030-179-866</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : GOLF COURSE</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s), Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Grge/Double Tandem**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish:

Legal: **030-179-866 STRATA LOT 79, PLAN EPS3830, DISTRICT LOT 471, GROUP 2, 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 V**

Amenities: **Club House, Exercise Centre, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>645</b>	Units in Development:	Tot Units in Strata:	Locker: <b>No</b>
Finished Floor (Above): <b>645</b>	Exposure:	Stores in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>WYNFORD GROUP</b>	Mgmt. Co's #: <b>604-261-0285</b>	
Finished Floor (Below): <b>95</b>	Maint Fee: <b>\$325.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>1,385 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,385 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/ Rest., Rentals Allwd w/ Restrctns</b>		

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: **# of Levels: 3**  
# of Kitchens: **1** # of Rooms: **6**

Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: **1** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'1 x 13'4	1	Main	2	No
Main	Kitchen	9'6 x 14'7	2	Above	4	Yes
Main	Dining Room	10'5 x 11'4	3	Above	4	No
Above	Primary Bedroom	12'2 x 11'3	4			
Above	Bedroom	11'5 x 7'8	5			
Above	Bedroom	9'3 x 8'3	6			
		x	7			
		x	8			

Listing Broker(s): **Sutton Group Seafair Realty**

Welcome **FAIRWINDS** by Polygon in Hampton Cove. A riverside inspired community in the coveted Neilsen Grove neighborhood of Ladner. This three level Townhouse features 3 bedrooms, 3 bathrooms and over 1,300 sq.ft of bright interior living space designed for modern living. This home backs onto the 9th fairway of Cove Links Golf Course, creating picturesque south exposed views from the balcony and yard below. More features include 9ft ceilings, gourmet kitchen with s/s appliances and large island, large primary bedroom with a luxurious ensuite that includes double vanity and huge walk in shower. Double car tandem parking and a private fenced yard on the ground level. Fully equipped 12000sq feet clubhouse with a outdoor pool and hot tub. Gymnasium, Music room, Game room, Exercise room and more.









SCAN FOR VIDEO LINK



VIEW FULL LISTING