



Presented by:  
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**Active** **405 4955 RIVER ROAD** Residential Attached  
**R2137190** Ladner **\$548,000 (LP)**  
 Board: V Neilsen Grove V4K 4V9 (SP)



Sold Date: Frontage (feet): Original Price: **\$548,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1992**  
 Depth / Size (ft.): Bedrooms: **2** Age: **25**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM6A**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,348.25**  
 Approval Req?: Half Baths: **0** For Tax Year: **2016**  
 Exposure: **North** Maint. Fee: **\$385.00** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **016-549-830**  
 Mgmt. Co's Name: **WYNFORD** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-261-0285**  
 View: **Yes: Full RIVER view**  
 Complex / Subdiv: **SHOREWALK**  
 Services Connected: **Community, Electricity**

Style of Home: **Corner Unit** Total Parking: **1** Covered Parking: **1** Parking Access:  
 Construction: **Frame - Wood** Parking: **Garage; Single, Visitor Parking**  
 Exterior: **Mixed** Locker: **Y**  
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus:  
 Rain Screen: R.I. Plumbing: Units in Development: Total Units in Strata:  
 Renovations: R.I. Fireplaces: Title to Land: **Freehold Strata**  
 Water Supply: **City/Municipal** # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural** Property Disc.: **No**  
 Fuel/Heating: **Baseboard** Fixtures Leased: **:**  
 Outdoor Area: **Patio(s)** Fixtures Rmvd: **Yes: living room curtains**  
 Type of Roof: **Asphalt** Floor Finish: **Mixed, Vinyl/Linoleum, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**  
 Legal: **PL NWS3348 LT 67 DL 116 LD 36 SEC 3 TWP 6**

Amenities: **Elevator, Garden, In Suite Laundry**

Site Influences: **Central Location, Greenbelt, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 7'3			x			x
Main	Kitchen	12'6 x 5'6			x			x
Main	Living Room	14'4 x 16'8			x			x
Main	Bedroom	10'2 x 11'8			x			x
Main	Master Bedroom	16'2 x 17'2			x			x
Main	Laundry	6'6 x 5'6			x			x
Main	Dining Room	12'0 x 8'9			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,292</b>	# of Rooms:	<b>7</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>Yes</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						2	<b>Main</b>		<b>4</b>		<b>No</b>		Barn:	
Finished Floor (Below):	<b>0</b>	Restricted Age:						3							Workshop/Shed:	
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		4							Pool:	
Finished Floor (Total):	<b>1,292 sq. ft.</b>	# or % of Rentals Allowed:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>				5							Garage Sz:	
Unfinished Floor:	<b>200</b>	Basement:	<b>None</b>					6						Door Height:		
Grand Total:	<b>1,492 sq. ft.</b>							7								
								8								

Listing Broker(s): **RE/MAX Crest Realty Westside**

**This TOP FLOOR 2 bedroom 2 bath condo has over 1290 sqft of comfort that feels like a home with some VAULTED CEILINGS in areas! You will love the tranquil setting with the extra large balcony that has the river view, while being an easy walk to the adorable Ladner Village. A large foyer welcomes you home with ample storage, laundry, & closets. The kitchen is large enough to have an eat-in area. The open living & dining area are large enough to hold house-sized furniture and are perfect for entertaining with a fireplace & sliding doors to the XL balcony. The EXTRA LARGE MASTER BEDROOM has ensuite & a wall of closets with a river view. The Guest bedroom is also a great size for guests or an office. Call to view!**