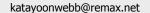


Presented by:

Katayoon Webb

RE/MAX Crest Realty Westside Phone: 604-315-8715





R2137190 Board: V

Apartment/Condo

405 4955 RIVER ROAD

Ladner Neilsen Grove V4K 4V9

Residential Attached

\$548,000 (LP)

(SP) M



Frontage (feet): Original Price: \$548,000 **Feet** Frontage (metres): Approx. Year Built: 1992 Bedrooms: Age: 25 2 Bathrooms: 2 Zoning: RM6A 2 Gross Taxes: \$2,348.25 Full Baths: Half Baths: 0 For Tax Year: 2016 North

Mgmt. Co's Name: WYNFORD

View: Yes: Full RIVER view

Complex / Subdiv: **SHOREWALK**

Services Connected: Community, Electricity

Style of Home: **Corner Unit** Construction: Frame - Wood

Exterior: Mixed

Concrete Perimeter Foundation:

Rain Screen: Renovations:

City/Municipal Water Supply:

Fireplace Fuel: Gas - Natural Fuel/Heating: **Baseboard**

Patio(s) Outdoor Area:

Type of Roof: Asphalt

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

Elevator, Garden, In Suite Laundry Amenities:

Site Influences: Central Location, Greenbelt, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property Features:

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: 1

ClthWsh/Dryr/Frdg/Stve/DW

Sold Date: Meas. Type: Depth / Size (ft.): Lot Area (sq.ft.): 0.00 Flood Plain: Approval Req?: Exposure: Maint. Fee: \$385.00 Tax Inc. Utilities?: No If new, GST/HST inc?: P.I.D.: 016-549-830

Tour: Virtual Tour URL Mgmt. Co's Phone: 604-261-0285

> Total Parking: 1 Covered Parking: 1 Parking Access: Parking: Garage; Single, Visitor Parking

Locker: Y Dist. to Public Transit: 2 BLOCKS Dist. to School Bus: Units in Development: Total Units in Strata:

Title to Land: Freehold Strata

Property Disc.: No Fixtures Leased:

Fixtures Rmvd: Yes: living room curtains

Floor Finish: Mixed, Vinyl/Linoleum, Wall/Wall/Mixed

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
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			
		х			x			

of Pieces **Outbuildings** # of Rooms:7 **Bath** Floor Ensuite? 1,292 # of Kitchens: 1 # of Levels: 1 Finished Floor (Main): Finished Floor (Above): Crawl/Bsmt. Height: Main Yes Barn: Restricted Age: 2 Finished Floor (Below): Main 0 Workshop/Shed: 3 Dogs: Finished Floor (Basement): O # of Pets: Cats: Pool: Finished Floor (Total): 1,292 sq. ft. # or % of Rentals Allowed 0 4 Garage Sz: 5 Bylaw Restric: Pets Allowed w/Rest., Rentals Not Door Height: Unfinished Floor: 200 **Allowed** 6 7 Grand Total: 1,492 sq. ft. Basement: None 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!