



Presented by:
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 Sutton Group Seafair Realty
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<http://www.sueandersonwebb.com>
sue@sueandersonwebb.com



Sold
R2466628
 Board: V
 Apartment/Condo

204 4885 53 STREET

Ladner
 Hawthorne
 V4K 2Z3

Residential Attached

\$439,900 (LP)

\$405,000 (SP)



Sold Date: **6/16/2020** Frontage (feet): Original Price: **\$439,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **1989**
 Depth / Size (ft.): Bedrooms: **2** Age: **31**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD103**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,893.80**
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$297.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-629-587**
 Mgmt. Co's Name: **Bayside Prop Mgmt** Tour:
 Mgmt. Co's Phone:
 View: **Yes: nature**
 Complex / Subdiv: **Green Gables**
 Services Connected: **Electricity, Natural Gas**
 Sewer Type: **City/Municipal**

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Carport; Single		Locker: Y
Exterior: Mixed			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Rain Screen: Full	R.I. Plumbing:	Units in Development: 65	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: No	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric, Natural Gas	# of Fireplaces: 1	Fixtures Rmvd: No	
Outdoor Area: Balcony(s), Patio(s)		Floor Finish: Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gas, Management, Snow removal**
 Legal: **STRATA LOT 50, PLAN NWS2643, DISTRICT LOT 116, 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 1**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 9'			x			x
Main	Eating Area	8' x 8'			x			x
Main	Dining Room	11' x 10'			x			x
Main	Living Room	19' x 11'			x			x
Main	Master Bedroom	13' x 12'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Storage	6' x 5'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,124	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total): 1,124 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5			No	Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6			No	
Grand Total: 1,124 sq. ft.				7			No	
				8			No	

Listing Broker(s): **Lighthouse Realty Ltd.**

GREEN GABLES!! In the heart of Ladner! Large bright 2bdrm/2bath ready for your ideas!! Your plants will love the south facing windows and balcony - plus another small patio by the front door. There is also a storage room for your extra bits. The location is amazing - Steps to Ladner Village shopping, restaurants, banks, schools, transit and easy access to freeway! Rainscreen 2014 and new windows. No age restrictions. Pets ok



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Sold **R2455142** **302 4770 52A STREET** Residential Attached
 Board: V Ladner **\$469,000 (LP)**
 Apartment/Condo Delta Manor **\$455,000 (SP)**



Sold Date: **6/15/2020** Frontage (feet): Original Price: **\$469,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1996**
 Depth / Size (ft.): Bedrooms: **2** Age: **24**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD 238**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,863.59**
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$334.04** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **023-608-161**
 Mgmt. Co's Name: **Ascent** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-431-1800**
 View: **:**
 Complex / Subdiv: **Westham Lane**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Upper Unit** Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Construction: **Frame - Wood** Parking: **Garage Underbuilding** Locker: **Y**
 Exterior: **Vinyl, Wood** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Reno. Year: R.I. Plumbing: Title to Land: **Freehold Strata** Total Units in Strata:
 Rain Screen: Renovations: Metered Water: **N** Property Disc.: **Yes**
 Water Supply: **City/Municipal** R.I. Fireplaces: Fixtures Leased: **No**
 Fireplace Fuel: **Gas - Natural** # of Fireplaces: **1** Fixtures Rmvd: **No**
 Fuel/Heating: **Baseboard, Electric** Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt, Other**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management, Snow removal**
 Legal: **STRATA LOT 40, PLAN LMS2591, DISTRICT LOT 116, 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 1**
 Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 10'2			x			x
Main	Dining Room	10'3 x 9'11			x			x
Main	Kitchen	9'8 x 8'7			x			x
Main	Master Bedroom	11'3 x 10'11			x			x
Main	Bedroom	11' x 9'			x			x
Main	Foyer	6'2 x 4'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	854	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Area:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	854 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total:	854 sq. ft.	Basement: None			6				
					7				
					8				

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

This Bright and spacious top floor 2 bedroom condo shows beautifully! Preparing gourmet meals will be easy in the gorgeously updated kitchen with white shaker cabinets, quartz counters, stainless appliances, modern tile backsplash, deep farmhouse sink. Open living/dining room with gas fireplace makes for easy entertaining. Relax on your huge west facing balcony! Generous sized master bedroom complete with huge walk-in closet and access to the lovely updated bath. A second bedroom rounds out this fantastic space. Fantastic location - Spectacular walking distance to Ladner Village - shops and restaurants, close to golf course, marina, transit, all levels of schools and more. Professionally measured at 854 sq.ft. Strata plan reads 77.7 sq.m. Buyer to verify measurements



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Sold
R2452473
 Board: V
 Apartment/Condo

114 4885 53 STREET

Ladner
 Hawthorne
 V4K 2Z3

Residential Attached

\$520,000 (LP)

\$515,000 (SP)



Sold Date: **6/14/2020** Frontage (feet): Original Price: **\$529,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1988**
 Depth / Size (ft.): Bedrooms: **2** Age: **32**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD103**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,837.41**
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$302.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-629-072**
 Mgmt. Co's Name: **BAYSIDE PTY MGMT** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone:
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
 Sewer Type:

Style of Home: Inside Unit, Upper Unit	Total Parking: 1 Covered Parking: 1 Parking Access:
Construction: Frame - Wood	Parking: Carport; Single
Exterior: Vinyl, Wood	Locker:
Foundation: Concrete Perimeter	Dist. to Public Transit:
Rain Screen: Full	Units in Development: 62
Renovations:	Title to Land: Freehold Strata
Water Supply: None	Metered Water:
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:
Fuel/Heating: Electric, Natural Gas	# of Fireplaces: 1
Outdoor Area: Patio(s)	Property Disc.: Yes
Type of Roof: Asphalt	Fixtures Leased: :
	Fixtures Rmvd: :
	Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gas, Hot Water, Snow removal**
 Legal: **STRATA LOT 35, PLAN NWS2643, DISTRICT LOT 116, 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 1**

Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12'6 x 11'4			x			x
Main	Bedroom	12' x 9'6			x			x
Main	Kitchen	14'9 x 9'5			x			x
Main	Living Room	15'7 x 13'10			x			x
Main	Dining Room	13'6 x 10'3			x			x
Main	Storage	8' x 4'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,102	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,102 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,102 sq. ft.				7				
				8				

Listing Broker(s): **Macdonald Realty Westmar**

Spacious and very well maintained ground floor unit in Green Gables. Bright and open 2 bedroom, 2 bath unit has updated: kitchen, flooring, crown moulding, hot water tank and updated bathrooms. Large, south facing garden patio. Includes parking stall and storage unit. This building has been rain screened. Pet are allowed. Great location, walking distance to transit, shopping, and Ladner Village.



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Sold
R2454392
 Board: V
 Apartment/Condo

203 4743 W RIVER ROAD

Ladner
 Ladner Elementary
 V4K 1R9

Residential Attached

\$555,000 (LP)

\$530,000 (SP)



Sold Date: **6/25/2020** Frontage (feet): Original Price: **\$569,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1990**
 Depth / Size (ft.): Bedrooms: **2** Age: **30**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD170**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,156.64**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
 Exposure: **West** Maint. Fee: **\$481.71** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **016-432-037**
 Mgmt. Co's Name: **WYNFORD GROUP** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone:
 View: **Yes: FRASER RIVER**
 Complex / Subdiv: **RIVER WEST**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type:

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground		Locker: Y
Exterior: Stucco, Vinyl	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: Concrete Perimeter	Units in Development: 85	Total Units in Strata: 85	
Rain Screen:	Title to Land: Freehold Strata		
Rain Screen: Partly	Property Disc.: Yes		
Water Supply: City/Municipal	Fixtures Leased: No		
Fireplace Fuel: Gas - Natural	Fixtures Rmvd: No		
Fuel/Heating: Baseboard, Electric, Natural Gas	Floor Finish: Other, Vinyl/Linoleum, Wall/Wall/Mixed		
Outdoor Area: Balcony(s)			
Type of Roof: Metal, Other			

Maint Fee Inc: **Gardening, Gas, Management, Recreation Facility**
 Legal: **STRATA LOT 48, PLAN NWS3341, DISTRICT LOT 106, 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 1**
 Amenities: **Elevator, Exercise Centre, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Workshop Attached**

Site Influences: **Adult Oriented, Central Location, Marina Nearby, Private Setting, Shopping Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'7 x 6'4			x			x
Main	Laundry	5'11 x 6'3			x			x
Main	Kitchen	9'11 x 15'2			x			x
Main	Dining Room	12'6 x 8'9			x			x
Main	Living Room	15'7 x 16'2			x			x
Main	Master Bedroom	11'10 x 13'7			x			x
Main	Bedroom	10'0 x 12'5			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,319	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age: 19+			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,319 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,319 sq. ft.				7				
				8				

Listing Broker(s): **RE/MAX Progroup Realty** **RE/MAX Progroup Realty**

Bright and airy RIVER WEST suite with scenic Fraser River and lovely garden views! First time available, this one owner 2 bedroom 2 bathroom condo has been kept in PRISTINE condition. The welcoming entry and hallways have been updated with cork flooring. There is a spacious kitchen with an eating area which overlooks the beautifully appointed dining & living space, and the serene view beyond. There is access to the west facing balcony from living room and both bedrooms. No neighbor on one side - conveniently located by staircase with direct access to inner garden and river path! Desirable well managed 19 plus complex which has a large exercise room, sauna, hot tub, workshop, and social room. No rentals are allowed, one dog and one cat are welcome. This is a special place to call home!



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Sold
R2455586

Board: V
 Townhouse

4921 RIVER REACH

Ladner
 Ladner Elementary
 V4K 4A3

Residential Attached

\$620,000 (LP)

\$605,000 (SP)



Sold Date: **6/17/2020** Frontage (feet): Original Price: **\$620,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1978**
 Depth / Size (ft.): Bedrooms: **3** Age: **42**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD14**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$2,036.22**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2019**
 Exposure: **West** Maint. Fee: **\$286.14** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **000-757-926**
 Mgmt. Co's Name: **ASCENT MGMT** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-431-1800**
 View: **:**
 Complex / Subdiv: **HARBOURSIDE**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type:

Style of Home: 2 Storey, Basement Entry	Total Parking: 1	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Open		Locker: Y
Exterior: Other, Stucco, Wood			Dist. to School Bus: 2 BLKS
Foundation: Concrete Slab	Reno. Year: 2018	Dist. to Public Transit: 1 BLK	Total Units in Strata: 66
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations: Partly		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Electric	# of Fireplaces: 0	Fixtures Rmvd: :	
Outdoor Area: Fenced Yard, Patio(s), Sundeck(s)		Floor Finish:	
Type of Roof: Asphalt			

Maint Fee Inc: **Gardening, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 17, PLAN NWS1185, DISTRICT LOT 106, 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 1**
 Amenities: **Club House, Exercise Centre, In Suite Laundry, Storage, Workshop Attached**

Site Influences: **Central Location, Golf Course Nearby, Greenbelt, Marina Nearby, Private Yard, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Pantry, Smoke Alarm, Storage Shed**

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

Finished Floor (Main): 615	# of Rooms: 9	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 625	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,240 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,240 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Macdonald Realty Westmar**

This one checks off ALL of the boxes & more! Completely updated 3 bed + 2 bath townhouse. Pet/Rental friendly & boasting over 1100 square feet of bright, functional & tastefully renovated living! New & Spacious kitchen to cook in style w/ gorgeous white cabinetry, quartz countertops, s/s double sink, subway tiles, added pantry space, Samsung S/S appliances & your very own coffee bar! Enjoy the wide plank flooring throughout both levels, bathroom upgrades, fresh paint, pull down blinds & so much more. Enjoy peace and quiet in your west facing, fully fenced patio space! (Bonus room for storage) Enjoy the ultimate Westcoast lifestyle! Located within 2 blocks to Ladner Village, Jarrys Market, restaurants, parks & the dyke/water!



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Sold
R2463967

Board: V
 Townhouse

40 5550 ADMIRAL WAY

Ladner
 Neilsen Grove
 V4K 0C4

Residential Attached

\$748,800 (LP)

\$735,000 (SP)



Sold Date: **6/22/2020** Frontage (feet): Original Price: **\$748,800**
 Meas. Type: Frontage (metres): Approx. Year Built: **2017**
 Depth / Size (ft.): Bedrooms: **3** Age: **3**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD430**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,280.64**
 Council Apprv?: Half Baths: **1** For Tax Year: **2019**
 Exposure: **West** Maint. Fee: **\$295.35** Tax Inc. Utilities?:
 If new, GST/HST inc?: **Yes** P.I.D.: **030-048-206**
 Mgmt. Co's Name: **Gateway Property Management** Tour:
 Mgmt. Co's Phone: **604-635-5022**
 View: **Yes: Sideview-Golf course**
 Complex / Subdiv: **Fairwinds**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Carport & Garage, Garage; Double		Locker:
Exterior: Glass, Mixed			Dist. to School Bus: Closeby
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development: 148	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Electric	R.I. Fireplaces: 0	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 1	Fixtures Rmvd: No	
Outdoor Area: Fenced Yard, Patio(s)		Floor Finish: Laminate, Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 41, 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, Garden, Guest Suite, Pool; Outdoor, Recreation Center**

Site Influences: **Golf Course Nearby, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Oven - Built In, Refrigerator, Smoke Alarm, Sprinkler - Fire, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 12'5			x			x
Main	Kitchen	12'2 x 10'10			x			x
Main	Dining Room	13'11 x 9'2			x			x
Above	Master Bedroom	11'4 x 10'11			x			x
Above	Bedroom	9'9 x 8'6			x			x
Above	Bedroom	10'11 x 9'10			x			x
Above	Laundry	7'6 x 2'11			x			x
Below	Flex Room	8'1 x 7'5			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 657	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 657	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 181	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total): 1,495 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,495 sq. ft.	Basement: None			7				
				8				

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

Affordable almost 4BD townhome in the sought after Fairwinds at Hampton Cove, a tranquil seaside resort community surrounded by golf course & parks! This home is the second from the golf course, view of the golf course from many windows! It features open concept on main floor, 3 bedrooms above, & a large flex room below that can be used as 4th bedroom. Entertain in modern gourmet kitchen w/ plenty of dine space. Relax on the patio or outdoor garden overlooking the golf course! Side-by-side double car garage. Access to the Hampton Club, a private clubhouse w/ 12,000 sq.ft 5-star amenities incl. an outdoor pool, game & music room, modern lounge, basketball court, & guest suite! Steps away from buses, daycare & Neilson Grove Elementary. Kids play together-Strong sense of community! NO GST!



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Sold
R2463626
 Board: V
 Apartment/Condo

309 5535 ADMIRAL WAY

Ladner
 Neilsen Grove
 V0V 0V0

Residential Attached

\$758,000 (LP)

\$758,000 (SP)



Sold Date: **6/22/2020** Frontage (feet): Original Price: **\$758,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2020**
 Depth / Size (ft.): Bedrooms: **2** Age: **0**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-430**
 Flood Plain: **Yes** Full Baths: **2** Gross Taxes: **\$0.00**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$370.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **800-138-543**
 Mgmt. Co's Name: **GATEWAY PROPERTY MANAGEMENT** Tour:
 Mgmt. Co's Phone: **604-635-5000**
 View: **No**
 Complex / Subdiv: **PILOTHOUSE BY POLYGON**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sanitation**
 Sewer Type:

Style of Home: Inside Unit, Upper Unit	Total Parking: Covered Parking: 1 Parking Access:
Construction: Frame - Wood	Parking: Garage Underbuilding, Visitor Parking
Exterior: Fibre Cement Board, Mixed, Stone	Locker:
Foundation: Concrete Slab	Dist. to Public Transit: 1 BLK Dist. to School Bus: 1 BLK
Rain Screen: Full	Units in Development:
Renovations:	Title to Land: Freehold Strata
Water Supply: City/Municipal	Metered Water:
Fireplace Fuel:	R.I. Fireplaces:
Fuel/Heating: Heat Pump	# of Fireplaces: 0
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Property Disc.: No
Type of Roof: Asphalt	Fixtures Leased: No
	Fixtures Rmvd: No
	Floor Finish: Laminate, Mixed, Tile

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Management, Recreation Facility, Sewer, Snow removal**
 Legal: **(PROP) SL67 OF PPTY CURRENTLY DESCRIBED AS PID 030-235-766 LT1 DL471 GRP2 NWD PL EPP67802**

Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby**
 Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Oven - Built In, Pantry, Range Top, Refrigerator,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 12'1			x			x
Main	Dining Room	12'11 x 12'1			x			x
Main	Kitchen	12' x 10'2			x			x
Main	Master Bedroom	10'10 x 12'			x			x
Main	Bedroom	9'1 x 10'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,184	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,184 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,184 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Polygon Realty Limited**

COURTYARD VIEW. This bright 1,184 sq.ft. 2 bed 2 bath home belongs to Polygon's Pilothouse, a boutique collection of apartment residences located in Ladner's masterplanned community of Hampton Cove. Featuring the popular white colour scheme this home offers an airy open-concept living space, and a gourmet kitchen equipped with sleek appliances and a large island. Retreat to the large deck off the living room overlooking the central courtyard. Explore everything that Hampton Club has to offer and fully immerse yourself in this exciting community. Move in Fall 2020! We are available for sales by appointment. Contact us by phone or email for more information.



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Sold
R2464143
 Board: V
 Apartment/Condo

316 5535 ADMIRAL WAY

Ladner
 Neilsen Grove
 VOV OVO

Residential Attached

\$778,000 (LP)

\$778,000 (SP)



Sold Date: **6/15/2020** Frontage (feet): Original Price: **\$778,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2020**
 Depth / Size (ft.): Bedrooms: **2** Age: **0**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-430**
 Flood Plain: **Yes** Full Baths: **2** Gross Taxes: **\$0.00**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$367.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **800-138-579**
 Mgmt. Co's Name: **GATEWAY PROPERTY MANAGEMENT** Tour:
 Mgmt. Co's Phone: **604-635-5000**
 View: **No**
 Complex / Subdiv: **PILOTHOUSE BY POLYGON**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **Sanitation**

Style of Home: Inside Unit, Upper Unit	Total Parking: Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage Underbuilding	Locker:
Exterior: Fibre Cement Board, Mixed, Stone	Dist. to Public Transit: 1 BLOCK	Dist. to School Bus: 1 BLOCK
Foundation: Concrete Slab	Units in Development:	Total Units in Strata: 87
Rain Screen: Full	Reno. Year:	Title to Land: Freehold Strata
Renovations:	R.I. Plumbing:	Property Disc.: No
Water Supply: City/Municipal	Metered Water:	Fixtures Leased: No
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Rmvd: No
Fuel/Heating: Heat Pump	# of Fireplaces: 0	Floor Finish: Laminate, Mixed, Tile
Outdoor Area: Balcny(s) Patio(s) Dck(s)		
Type of Roof: Asphalt		

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
 Legal: **(PROPOSED) STRATA LOT 74 OF THE PROPERTY CURRENTLY DESCRIBED AS PID 030-235-766 LOT 1, DISTRICT LOT 471, GROUP 2, NEW WESTMINSTER DISTRICT PLAN EPP67802**
 Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Playground**

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby**
 Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Oven - Built In, Pantry, Range Top, Refrigerator,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 12'1			x			x
Main	Dining Room	12'11 x 12'1			x			x
Main	Kitchen	12' x 10'2			x			x
Main	Master Bedroom	10'10 x 12'0			x			x
Main	Bedroom	9'1 x 10'6			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,173	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,173 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,173 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Polygon Realty Limited**

COURTYARD VIEW. This bright 1,173 sq.ft. 2 bed 2 bath home belongs to Polygon's Pilothouse, a boutique collection of apartment residences located in Ladner's masterplanned community of Hampton Cove. Featuring the light colour scheme this top floor home offers an airy open-concept living space, and a gourmet kitchen equipped with sleek appliances and a large island. Retreat to the large deck off the living room overlooking the central courtyard. Explore everything that Hampton Club has to offer and fully immerse yourself in this exiting community. Move in Fall 2020! We are available for sales by appointment. Contact us by phone or email for more information.



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Sold
R2463800

Board: V
 Townhouse

73 5551 ADMIRAL WAY

Ladner
 Neilsen Grove
 V4K 0C9

Residential Attached

\$878,800 (LP)

\$878,800 (SP)



Sold Date: **6/15/2020** Frontage (feet): **0.00** Original Price: **\$878,800**
 Meas. Type: **Feet** Frontage (metres):
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00** Bedrooms: **4** Approx. Year Built: **2020**
 Flood Plain: **Yes** Bathrooms: **4** Age: **0**
 Council Apprv?:
 Exposure: Full Baths: **3** Zoning: **CD430-**
 If new, GST/HST inc?: **No** Half Baths: **1** Gross Taxes: **\$0.00**
 Mgmt. Co's Name: Tax Inc. Utilities?: **No**
 Mgmt. Co's Phone: P.I.D.: **800-138-548**
 View: **No** Tour:
 Complex / Subdiv: **BEAUFORT LANDING**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **Sanitation**

Style of Home: **3 Storey, Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**
 Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**
 Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double, Visitor Parking**
 Locker:
 Dist. to Public Transit: **<1 BLOCK** Dist. to School Bus: **850M**
 Units in Development: **124** Total Units in Strata: **124**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Gardening, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 94 DISTRICT LOT 471 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPS5344**

Amenities: **Club House, Exercise Centre, Guest Suite, Playground, Pool; Outdoor**

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Pantry, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11'6 x 10'9			x			x
Main	Living Room	10'9 x 13'5			x			x
Above	Master Bedroom	11'11 x 13'5			x			x
Above	Bedroom	11'5 x 9'8			x			x
Above	Bedroom	10'7 x 9'10			x			x
Below	Bedroom	10'6 x 13'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	785	# of Rooms: 6	# of Kitchens: 0	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	785	Crawl/Bsmt. Height:			1	Above	5	Yes	Barn:
Finished Floor (Below):	292	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Main	2	No	Pool:
Finished Floor (Total):	1,862 sq. ft.	# or % of Rentals Allowed:	Pets Allowed w/Rest., Rentals Allowed		4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Bylaws:			5				Grg Dr Ht:
Grand Total:	1,862 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Polygon Realty Limited**

OVERLOOKING GREEN SPACE! This bright 4 bed 3.5 bath 1,862 sq.ft. home is part of Polygon's Beaufort Landing, a collection of townhomes in the masterplanned community Hampton Cove. This home offers expansive windows, an open-concept layout and chef's kitchen- perfect for entertaining. Take the indoors outside and master your BBQ skills on the North facing deck off the kitchen. Plus, enjoy this home's side-by-side double car garage. Move in Spring 2020! We are available for sales by appointment. To learn more about this community please call or email for more information.



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Sold
R2457269
 Board: V
 Townhouse

65 5551 ADMIRAL WAY

Ladner
 Neilsen Grove
 V4K 0C9

Residential Attached

\$878,800 (LP)

\$878,800 (SP)



Sold Date: **6/26/2020** Frontage (feet): Original Price: **\$878,800**
 Meas. Type: Frontage (metres): Approx. Year Built: **2020**
 Depth / Size (ft.): Bedrooms: **4** Age: **0**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD430**
 Flood Plain: **Yes** Full Baths: **3** Gross Taxes: **\$0.00**
 Council Apprv?: Half Baths: **1** For Tax Year:
 Exposure: Maint. Fee: **\$247.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **800-138-114**
 Mgmt. Co's Name: Tour:
 Mgmt. Co's Phone:
 View: **No**
 Complex / Subdiv: **BEAUFORT LANDING**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sanitation**
 Sewer Type:

Style of Home: **3 Storey, Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s), Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double, Visitor Parking**
 Locker:
 Dist. to Public Transit: **<1 BLK** Dist. to School Bus: **850 M**
 Units in Development: **124** Total Units in Strata: **124**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Gardening, Management, Recreation Facility, Snow removal**
 Legal: **SL102 DL471 GRP2 NWD PL EPS5344**

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

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Pantry, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11'6 x 10'9			x			x
Main	Living Room	10'9 x 13'5			x			x
Above	Master Bedroom	11'11 x 13'5			x			x
Above	Bedroom	11'5 x 9'8			x			x
Above	Bedroom	10'7 x 9'10			x			x
Below	Bedroom	10'6 x 13'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	785	# of Rooms: 6	# of Kitchens: 0	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	785	Crawl/Bsmt. Height:			1	Above	5	Yes	Barn:
Finished Floor (Below):	292	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Main	2	No	Pool:
Finished Floor (Total):	1,862 sq. ft.	# or % of Rentals Allowed:	Bylaws: Pets Allowed w/Rest., Rentals Allowed		4	Below	3	No	Garage Sz:
Unfinished Floor:	0				5				Grg Dr Ht:
Grand Total:	1,862 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Polygon Realty Limited**

QUICK COMPLETION! This bright 4 bed 3.5 bath 1,862 sq.ft. home is part of Polygon's Beaufort Landing, a collection of townhomes in the masterplanned community Hampton Cove. This home offers expansive windows, an open-concept layout and chef's kitchen- perfect for entertaining. Take the indoors outside and master your BBQ skills on the North facing deck off the kitchen. Plus, enjoy this home's side-by-side double car garage and proximity to Hampton Club. Move in Spring 2020! We are available for sales by appointment. To learn more about this community please call or email for more information.



Presented by:
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Sold
R2457278
 Board: V
 Townhouse

67 5551 ADMIRAL WAY

Ladner
 Neilsen Grove
 V4K 0C9

Residential Attached

\$938,800 (LP)
\$938,800 (SP)



Sold Date: **6/16/2020** Frontage (feet): Original Price: **\$938,800**
 Meas. Type: Frontage (metres): Approx. Year Built: **2020**
 Depth / Size (ft.): Bedrooms: **4** Age: **0**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD430**
 Flood Plain: **Yes** Full Baths: **3** Gross Taxes: **\$0.00**
 Council Apprv?: Half Baths: **1** For Tax Year:
 Exposure: Maint. Fee: **\$262.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **800-138-116**
 Mgmt. Co's Name: Tour:
 Mgmt. Co's Phone:
 View: **No**
 Complex / Subdiv: **BEAUFORT LANDING**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sanitation**
 Sewer Type:

Style of Home: 3 Storey, Corner Unit	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking		Locker:
Exterior: Fibre Cement Board, Mixed	Reno. Year:	Dist. to Public Transit: <1 BLK	Dist. to School Bus: 850 M
Foundation: Concrete Perimeter	R.I. Plumbing:	Units in Development: 124	Total Units in Strata: 124
Rain Screen: Full	Metered Water:	Title to Land: Freehold Strata	
Renovations:	R.I. Fireplaces:	Property Disc.: Yes	
Water Supply: City/Municipal	# of Fireplaces: 1	Fixtures Leased: No	
Fireplace Fuel: Electric		Fixtures Rmvd: No	
Fuel/Heating: Baseboard, Electric		Floor Finish: Laminate, Mixed	
Outdoor Area: Balcony(s), Fenced Yard			
Type of Roof: Asphalt			

Maint Fee Inc: **Gardening, Management, Recreation Facility, Snow removal**
 Legal: **SL100 DL471 GRP2 NWD PL EPS5344**

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

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Pantry, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11'6 x 12'3			x			x
Main	Living Room	12'10 x 14'11			x			x
Above	Master Bedroom	13'5 x 12'6			x			x
Above	Bedroom	11'5 x 9'8			x			x
Above	Bedroom	10'7 x 9'10			x			x
Below	Bedroom	11'6 x 14'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 820	# of Rooms: 6	# of Kitchens: 0	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 820	Crawl/Bsmt. Height:			1	Above	5	Yes	Barn:
Finished Floor (Below): 334	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Main	2	No	Pool:
Finished Floor (Total): 1,974 sq. ft.	# or % of Rentals Allowed:			4	Below	3	No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,974 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Polygon Realty Limited**

CORNER HOME! Come home to this spacious 1,974 sq.ft. 4 bed 3.5 bath corner town home at Polygon's Beaufort Landing in Ladner. Featuring our popular white colour scheme, this home boasts an airy open-concept layout, large windows, and a spacious kitchen - perfect for entertaining! Extend summer gatherings outdoors on the deck off the kitchen. Take advantage of the side-by-side double car garage and enjoy sliding patio doors in the downstairs bedroom. Move in Spring 2020! We are available for sales by appointment. To learn more about this community please call or email for more information.



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sue@sueandersonwebb.com



Sold
R2463865
 Board: V
 Townhouse

72 5551 ADMIRAL WAY
 Ladner
 Neilsen Grove
 V4K 0C9

Residential Attached
\$938,800 (LP)
\$938,800 (SP)



Sold Date: **6/22/2020** Frontage (feet): Original Price: **\$938,800**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2020**
 Depth / Size (ft.): Bedrooms: **4** Age: **0**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD430-**
 Flood Plain: **Yes** Full Baths: **3** Gross Taxes: **\$0.00**
 Council Apprv?: Half Baths: **1** For Tax Year:
 Exposure: Maint. Fee: **\$262.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **800-134-731**
 Mgmt. Co's Name: Tour:
 Mgmt. Co's Phone:
 View: **No :**
 Complex / Subdiv: **BEAUFORT LANDING**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **Sanitation**

Style of Home: **3 Storey, Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double, Visitor Parking**
 Locker:
 Dist. to Public Transit: **1BLK** Dist. to School Bus: **850M**
 Units in Development: **124** Total Units in Strata: **124**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Gardening, Management, Recreation Facility, Snow removal**
 Legal: **SL 95 DL 471 GRP 2 NEW WESTMINSTER DISTRICT PL EPS 5344**

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

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Pantry, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11'6 x 12'3			x			x
Main	Living Room	12'10 x 14'11			x			x
Above	Master Bedroom	12'6 x 13'5			x			x
Above	Bedroom	11'5 x 9'8			x			x
Above	Bedroom	10'7 x 9'10			x			x
Below	Bedroom	11'6 x 14'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	820	# of Rooms: 6	# of Kitchens: 0	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	820	Crawl/Bsmt. Height:			1	Above	5	Yes	Barn:
Finished Floor (Below):	334	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Main	2	No	Pool:
Finished Floor (Total):	1,974 sq. ft.	# or % of Rentals Allowed:			4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Grand Total:	1,974 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Polygon Realty Limited**

CORNER HOME! Come home to this spacious 1,974 sq.ft. 4 bed 3.5 bath corner town home at Polygon's Beaufort Landing in Ladner. Featuring our light colour scheme, this home boasts an airy open-concept layout, a spacious kitchen, and large windows overlooking the green space! Extend Summer gatherings outdoors on the deck off the kitchen. Take advantage of the side-by-side double car garage and enjoy sliding patio doors in the downstairs bedroom. Move in Spring 2020! We are available for sales by appointment. To learn more about this community please call or email for more information.



Presented by:
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Sold
R2469693

Board: V
 Townhouse

71 5551 ADMIRAL WAY

Ladner
 Neilsen Grove
 V4K 0C9

Residential Attached

\$938,800 (LP)

\$938,800 (SP)



Sold Date: **6/24/2020** Frontage (feet): Original Price: **\$938,800**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2020**
 Depth / Size (ft.): Bedrooms: **4** Age: **0**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD430-**
 Flood Plain: **Yes** Full Baths: **3** Gross Taxes: **\$0.00**
 Council Apprv?: Half Baths: **1** For Tax Year:
 Exposure: Maint. Fee: **\$264.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **800-135-896**
 Mgmt. Co's Name: Tour:
 Mgmt. Co's Phone:
 View: **No**
 Complex / Subdiv: **BEAUFORT LANDING**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **Sanitation**

Style of Home: 3 Storey, Corner Unit	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking		Locker:
Exterior: Fibre Cement Board, Mixed	Reno. Year:	Dist. to Public Transit: <1 Block	Dist. to School Bus: 850m
Foundation: Concrete Perimeter	R.I. Plumbing:	Units in Development: 124	Total Units in Strata: 124
Rain Screen: Full	Metered Water:	Title to Land: Freehold Strata	
Renovations:	R.I. Fireplaces:	Property Disc.: Yes	
Water Supply: City/Municipal	# of Fireplaces: 1	Fixtures Leased: No	
Fireplace Fuel: Electric		Fixtures Rmvd: No	
Fuel/Heating: Baseboard, Electric		Floor Finish: Laminate, Mixed	
Outdoor Area: Balcony(s), Fenced Yard			
Type of Roof: Asphalt			

Maint Fee Inc: **Gardening, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 96 DISTRICT LOT 471 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPS5344**

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

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Pantry, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11'6 x 12'3			x			x
Main	Living Room	12'10 x 14'11			x			x
Above	Master Bedroom	13'5 x 12'6			x			x
Above	Bedroom	11'5 x 9'8			x			x
Above	Bedroom	10'7 x 9'10			x			x
Below	Bedroom	11'6 x 14'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 830	# of Rooms: 6	# of Kitchens: 0	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 830	Crawl/Bsmt. Height:			1	Above	5	Yes	Barn:
Finished Floor (Below): 331	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Main	2	No	Pool:
Finished Floor (Total): 1,991 sq. ft.	# or % of Rentals Allowed:			4	Below	3	No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,991 sq. ft.				7				
				8				

Listing Broker(s): **Polygon Realty Limited**

CORNER HOME! Come home to this spacious 1,991 sq.ft. 4 bed 3.5 bath corner town home at Polygon's Beaufort Landing in Ladner. Featuring our light colour scheme, this home boasts an airy open-concept layout, large windows, and a spacious kitchen - perfect for entertaining! Extend Summer gatherings outdoors on the deck off the kitchen. Take advantage of the side-by-side double car garage and enjoy sliding patio doors in the downstairs bedroom. Move in Spring 2020! We are available for sales by appointment. To learn more about this community please call or email for more information.



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Sold
R2463555

Board: V
 1/2 Duplex

11A 5551 ADMIRAL WAY

Ladner
 Neilsen Grove
 V4K 0C9

Residential Attached

\$1,148,800 (LP)

\$1,148,800 (SP)



Sold Date: **6/22/2020** Frontage (feet): Original Price: **\$1,148,800**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2020**
 Depth / Size (ft.): Bedrooms: **4** Age: **0**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD430**
 Flood Plain: **Yes** Full Baths: **3** Gross Taxes: **\$0.00**
 Council Apprv?: Half Baths: **1** For Tax Year:
 Exposure: Maint. Fee: **\$281.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **800-136-906**
 Mgmt. Co's Name: Tour:
 Mgmt. Co's Phone:
 View: **Yes: RIVER**
 Complex / Subdiv: **BEAUFORT LANDING**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sanitation**
 Sewer Type:

Style of Home: 2 Storey, Corner Unit	Total Parking: 4	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking		Locker:
Exterior: Fibre Cement Board, Mixed			Dist. to School Bus: 850M
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1 BLOCK	Total Units in Strata: 124
Rain Screen: Full	R.I. Plumbing:	Units in Development: 124	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 1	Fixtures Rmvd: No	
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)		Floor Finish: Laminate, Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Gardening, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 116 DISTRICT LOT 471 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPS5344**

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

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Pantry, Range Top, Refrigerator, Wine Cooler**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	13'3 x 17'1			x			x
Main	Living Room	17'9 x 15'9			x			x
Main	Kitchen	17'9 x 8'5			x			x
Above	Master Bedroom	11'5 x 13'7			x			x
Above	Bedroom	9'1 x 11'5			x			x
Above	Bedroom	9'6 x 11'4			x			x
Above	Bedroom	10'2 x 12'10			x			x
Above	Den	7'7 x 8'9			x			x
					x			x
					x			x

Finished Floor (Main): 1,060	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,060	Crawl/Bsmt. Height:			1	Above	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	3	Yes	Pool:
Finished Floor (Total): 2,120 sq. ft.	# or % of Rentals Allowed:			4	Main	2	No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 2,120 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Polygon Realty Limited**

WATERFRONT HOME! This bright 2,120 sq.ft. 4 bed 3.5 bath townhome belongs to Polygon's Beaufort Landing in Ladner. Featuring our white colour scheme this home boasts open-concept living, two ensuite bathrooms, and a generous kitchen with a large central island - perfect for entertaining! Take advantage of this homes multi-panel folding glass patio door system to extend living outdoors on the waterfront! Stay cozy with a gas fireplace in the living room. Plus, enjoy a side-by-side double car garage and long driveway with parking for 2 extra cars. We are currently available for sales by appointment. To learn more about this home please call or email for more information.



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Sold
R2466505

9 5551 ADMIRAL WAY

Residential Attached

Board: V
 1/2 Duplex

Ladner
 Neilsen Grove
 V4K 0C9

\$1,228,800 (LP)

\$1,228,800 (SP)



Sold Date: **6/15/2020** Frontage (feet): Original Price: **\$1,228,800**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2020**
 Depth / Size (ft.): Bedrooms: **4** Age: **0**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD430**
 Flood Plain: **Yes** Full Baths: **3** Gross Taxes: **\$0.00**
 Council Apprv?: Half Baths: **1** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$281.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **800-137-694**
 Mgmt. Co's Name: Tour:
 Mgmt. Co's Phone:
 View: **Yes: RIVER**
 Complex / Subdiv: **BEAUFORT LANDING**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sanitation**
 Sewer Type:

Style of Home: 2 Storey, Corner Unit	Total Parking: 4	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking	Locker:	Locker:
Exterior: Fibre Cement Board, Mixed	Dist. to Public Transit: <1 BLOCK	Dist. to School Bus: 850M	Dist. to School Bus: 850M
Foundation: Concrete Perimeter	Units in Development: 124	Total Units in Strata: 124	Total Units in Strata: 124
Rain Screen: Full	Title to Land: Freehold Strata		
Renovations:	Metered Water:	Property Disc.: Yes	
Water Supply: City/Municipal	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Gas - Natural	# of Fireplaces: 1	Fixtures Rmvd: No	
Fuel/Heating: Baseboard, Electric		Floor Finish: Laminate, Mixed	
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Maint Fee Inc: **Gardening, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 118 DISTRICT LOT 471 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPS5344**

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

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Range Top, Refrigerator, Wine Cooler**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	13'3 x 17'1			x			x
Main	Living Room	17'9 x 15'9			x			x
Main	Kitchen	17'9 x 8'5			x			x
Above	Master Bedroom	11'5 x 13'7			x			x
Above	Bedroom	11'5 x 9'1			x			x
Above	Bedroom	9'6 x 11'4			x			x
Above	Bedroom	10'2 x 12'10			x			x
Above	Den	7'7 x 8'9			x			x
					x			x
					x			x

Finished Floor (Main): 1,060	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,060	Crawl/Bsmt. Height:			1	Above	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total): 2,120 sq. ft.	# or % of Rentals Allowed:			4	Main	2	No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 2,120 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Polygon Realty Limited**

DUPLEX STYLE HOME! This bright 2,120 sq.ft 4 bed 3.5 bath townhome belongs to Polygon's Beaufort Landing in Ladner. Featuring our white colour scheme this home boasts open-concept living, two ensuite bathrooms, and a generous kitchen with a large central island - perfect for entertaining! Take advantage of this homes multi-panel folding glass patio door system to extend living outdoors on the waterfront! Stay cozy with a gas fireplace in the living room. Plus, enjoy a side-by-side double car garage and long driveway with parking for 2 extra cars. We are currently available for sales by appointment. To learn more about this home please call or email for more information.