



Presented by:  
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<b>Sold</b> <b>R2768156</b> Board: V Townhouse		<b>35 12311 MCNEELY DRIVE</b> Richmond East Cambie V6V 2S2		Residential Attached <b>\$798,000 (LP)</b> <b>\$800,000 (SP)</b>	
		Sold Date: <b>4/14/2023</b> If new,GST/HST inc?: Meas. Type: <b>Feet</b> Bedrooms: <b>3</b> Frontage(feet): Bathrooms: <b>2</b> Frontage(metres): Full Baths: <b>2</b> Depth / Size (ft.): Half Baths: <b>0</b> Sq. Footage: <b>0.00</b> Flood Plain: <b>No</b> P.I.D.: <b>018-558-895</b> View: <b>:</b> Complex / Subdiv: <b>SAUSALITO</b> First Nation Reserv... Services Connctd: <b>Electricity, Natural Gas, Water</b> Sewer Type: <b>City/Municipal</b> Water Supply: <b>City/Municipal</b>			
Style of Home: <b>3 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Mixed</b> Foundation: <b>Concrete Perimeter</b> Renovations: # of Fireplaces: <b>1</b> R.I. Fireplaces: Fireplace Fuel: <b>Gas - Natural</b> Fuel/Heating: <b>Baseboard, Forced Air</b> Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b> Type of Roof: <b>Other</b>		Total Parking: <b>4</b> Covered Parking: <b>2</b> Parking Access: <b>Side</b> Parking: <b>Garage; Double</b> Dist. to Public Transit: Title to Land: <b>Freehold Strata</b> Dist. to School Bus: Property Disc.: <b>Yes</b> Fixtures Leased: <b>:</b> Fixtures Rmvd: <b>:</b> Floor Finish: <b>Laminate, Carpet</b>			
Legal: <b>STRATA LOT 35, BLOCK 5N, PLAN LMS1174, SECTION 31, RANGE 5W, 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</b>					
Amenities: <b>Garden, In Suite Laundry</b> Site Influences: <b>Gated Complex</b> Features: <b>ClthWsh/Dryr/Frdg/Stve/DW</b>					
Finished Floor (Main): <b>578</b> Finished Floor (Above): <b>620</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>283</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>1,481 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>1,481 sq. ft.</b>		Units in Development: Exposure: Mgmt. Co's Name: <b>AWM ALLIANCE</b> Maint Fee: <b>\$288.45</b> Maint Fee Includes: <b>Gardening, Management, Recreation Facility</b> Tot Units in Strata: Storeys in Building: Mgmt. Co's #: <b>604-685-3227</b> Council/Park Apprv?: Locker:			
Suite: <b>Other</b> Basement: <b>None</b> Crawl/Bsmt. Ht: # of Kitchens: <b>1</b>		Bylaws Restrictions: <b>Rentals Allowed</b> Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b> Short Term Lse-Details: # of Pets: Cats: Dogs:			
Floor Type Dimensions <b>Main Living Room 12'8 x 11'3</b> <b>Main Dining Room 10'10 x 7'1</b> <b>Main Kitchen 10'10 x 8'10</b> <b>Main Family Room 11'5 x 11'0</b> <b>Abv Main 2 Primary Bedroom 12'9 x 10'0</b> <b>Abv Main 2 Bedroom 9'0 x 8'0</b> <b>Abv Main 2 Bedroom 9'0 x 7'7</b> <b>Below Recreation Room 16'8 x 12'4</b>		Floor Type Dimensions <b>Below Storage 11'0 x 3'3</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b>		Bath Floor # of Pieces Ensuite? <b>1 Main 4 Yes</b> <b>2 Abv Main 2 4 No</b> <b>3</b> <b>4</b> <b>5</b> <b>6</b> <b>7</b> <b>8</b>	
Listing Broker(s): <b>Royal LePage Westside</b>					
<b>Sausalito Built by Polygon gated community. Corner unit lots of windows. Very good size townhouse 3 bedrooms upstairs and 2 full bath. 2 car garage side by side. Recreation room on the lower level . Need some TLC and your decorating talent . Walking distance to school and King George Park close to restaurants and supermarket. Commuters enjoy easy access to the Oak Street Bridge and Knight Bridge .</b>					