



Presented by:
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Active
R2941448
Board: H
Townhouse

2 47203 VISTA PLACE
Sardis
Promontory
V2R 0R9

Residential Attached
\$799,900 (LP)
(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$799,900**
Meas. Type: Bedrooms: **3** Approx. Year Built: **2022**
Frontage(feet): Bathrooms: **4** Age: **2**
Frontage(metres): Full Baths: **3** Zoning: **R4**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,246.97**
Sq. Footage: **0.00** For Tax Year: **2024**
Flood Plain: **No** P.I.D.: **031-650-392** Tax Inc. Utilities?: **No**
View: **Yes : VALLEY** Tour: **Virtual Tour URL**
Complex / Subdiv: **VISTA TOWNHOUSES**
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Dist. to Public Transit: **3 BLK** Dist. to School Bus: **3 BLK**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 25, PLAN EPS6995, SECTION 9, TOWNSHIP 26, 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: **Air Cond./Central**

Site Influences: **Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **842**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **811**
Finished Floor (Basement): **669**
Finished Floor (Total): **2,322 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,322 sq. ft.**

Units in Development: **27** Tot Units in Strata: **27** Locker:
Exposure: **North** Storeys in Building:
Mgmt. Co's Name: **CORNERSTONE PARK REALTY** Mgmt. Co's #: **604-791-1440**
Maint Fee: **\$290.00** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal, Water**

Suite: **None**
Basement: **Full, Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	12'8 x 9'2	Below	Storage	6'1 x 5'5	1	Main	2	No
Main	Living Room	17'1 x 17'2			x	2	Below	5	Yes
Main	Dining Room	13'6 x 10'9			x	3	Below	3	No
Below	Bedroom	10'5 x 12'2			x	4	Bsmt	3	No
Below	Primary Bedroom	13'6 x 12'3			x	5			
Below	Flex Room	6' x 11'			x	6			
Bsmt	Bedroom	13'2 x 12'2			x	7			
Bsmt	Recreation Room	16'2 x 15'9			x	8			

Listing Broker(s): **Royal LePage Elite West**

Welcome to Vista Townhomes! Luxurious living in this nearly new 3-bed, 4-bath townhome with panoramic views of the valley. The open-concept main floor showcases a gourmet kitchen with a large island, stainless steel appliances, and seamless flow to the dining and living areas, all designed to maximize the stunning view. Expansive windows line the back of the home, filling the space with natural light and opening onto a sprawling patio that overlooks the valley. Downstairs, the primary bedroom offers a lavish 5-piece ensuite, alongside a spacious second bedroom. The lower level has a 3rd bedroom with its own full bath and a versatile rec room, perfect for a home gym or media space. This complex also features a private park and a scenic path leading to the Mt. Thom hiking trail.