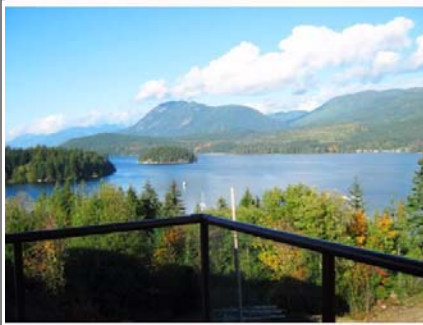


Presented by:  
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Sunshine Coast, Sechelt District Residential Attached  
**# 311 5780 TRAIL AV, VON 3A6** **MLS# V795179** **Active**



List Price: <b>\$340,000</b>	Previous Price:	
Subdiv/Complex:		
Frontage:	Approx Yr Blt: <b>1997</b>	PID: <b>023-902-167</b>
Depth/Size:	Age at List Date: <b>12</b>	Type: <b>Apartment Unit</b>
Lot SqFt: <b>0</b>	Bedrooms: <b>2</b>	Zoning: <b>R4</b>
Exposure:	Bathrooms: <b>2</b>	Taxes: <b>\$2,409 (2009)</b>
Stories in Bldg:	Full Baths: <b>2</b>	Gst Incl:
Flood Plain:	Half Baths: <b>0</b>	Apprvl Reqd:
Meas. Type:	Tax Incl Utilities: <b>No</b>	
Fixtures Lsd:		
Fixt Removed:		
View: <b>Y - SECHELT INLET</b>		

Style of Home: <b>Upper Unit</b>	Total Parking:	Covered Parking: <b>1</b>
Construction: <b>Frame - Wood</b>	Parking Stall #:	Parking Stall Owned:
Foundation: <b>Concrete Slab</b>	Parking Access:	
Exterior: <b>Stucco</b>	Parking Facilities: <b>Carport; Single</b>	
Rain Screen:	R/I Plumbing:	
Type of Roof: <b>Tar &amp; Gravel</b>	Reno Year:	Dist to Public Trans:
Renovations:		Units in Development:
Flooring: <b>Mixed</b>		Locker:
Water Supply: <b>City/Municipal</b>		Possession:
Heat/Fuel: <b>Electric, Natural Gas</b>		Title to Land: <b>Freehold Strata</b>
No. of Fireplaces: <b>1</b>	R/I Fireplaces:	Seller's Interest: <b>Registered Owner</b>
Fireplace Fuel: <b>Gas - Natural</b>		Mortgage Info: <b>\$0</b>
Outdoor Area: <b>Sundeck(s)</b>		Property Disclosure: <b>Y</b>
Mngmt Co:		Bylaw Restrictions: <b>Age Restrictions, Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>
Mngmt Ph:	Maint Fee: <b>\$146.11</b>	

Maint Charge Incl: **Gardening, Garbage Pickup, Caretaker**

Legal: **PL LMS1965 LT 19 LD 37 DISTRICT LOT 304&1331.**

Amenities: **Storage**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 10'						
Main F.	Kitchen	10' X 8'						
Main F.	Dining	11' X 8'						
Main F.	Master Bedroom	17' X 10'						
Main F.	Bedroom	16' X 10'						
Main F.	Laundry	10' X 5'						
Main F.	Utility	6' X 5'						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>7</b>	<b>Bathrooms:</b>
Finished Floor Area Main: <b>1,205</b>	Finished Levels: <b>1</b>	1 <b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up: <b>0</b>	Basement Area: <b>None</b>	2 <b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down: <b>0</b>		3
Finished Floor Area Bsmt: <b>0</b>	Bsmt Height:	4
Total Finished Floor Area: <b>1,205</b>	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: <b>0</b>	# or % Rentals:	7
Grand Total Floor Area: <b>1,205</b>		8

Listing Broker(s): **(1) RE/MAX Oceanview Realty**

**Spectacular Sechelt Inlet Views from every vantage point of this nicely laid out unit. This 2 bedroom, 2 bath condominium shows pride of ownership and is in immaculate condition. Enjoy the lovely Inlet views from your own private sun deck, or on cooler days take in the same vista's while relaxing and enjoying the coziness and warmth of your fireplace. Absolutely move in ready! Let the Eastwind bring you home!!**

