

Presented by:  
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Richmond, South Arm Residential Attached  
**# 212 10180 RYAN RD, V7A 4P9** MLS# V772688 **Active**



List Price: \$249,800	Previous Price:		
	Original Price:	\$249,800	
Subdiv/Complex: STORNOWAY			
Frontage:	Approx Yr Blt:	1978	PID: 001-390-406
Depth/Size:	Age at List Date:	31	Type: Apartment Unit
Lot SqFt: 0	Bedrooms:	1	Zoning: MF
Exposure:	Bathrooms:	2	Taxes: \$1,118 (2008)
Stories in Bldg: 3	Full Baths:	1	Gst Incl:
Flood Plain:	Half Baths:	1	Apprvl Req:
Meas. Type:	Tax Incl Utilities:	No	
Fixtures Lsd:			
Fixt Removed:			
View:			

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1
Construction: Brick	Parking Stall #: 28	Parking Stall Owned:
Foundation: Concrete Slab	Parking Access:	
Exterior: Aluminum, Mixed	Parking Facilities: Garage; Single, Garage; Underground	
Rain Screen:	R/I Plumbing:	
Type of Roof: Torch-On, Wood	Dist to Public Trans: 2 BLK	Dist to School/Bus: AD
Renovations:	Units in Development: 156	Total Units in Strata: 156
Flooring: Mixed	Locker: Yes	Locker #: B39
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner, Power of Attorney	
Fireplace Fuel: Wood	Mortgage Info: \$0 / Treat as Clear Title	
Outdoor Area: Balcony(s)		
Mngmt Co: CENTURY 21	Property Disclosure: Y	
Mngmt Ph: 604-273-1745	Bylaw Restrictions: Age Restrictions, Pets Allowed, Rentals Not Allowed / Age: 19	
Maint Fee: \$311.79		

Maint Charge Incl: Cable/Satellite, Gardening, Heat, Hot Water, Management, Recreation Facility

Legal: PL NWS498 LT 54 BLK 4N LD 36 SEC 34 RNG 6W STRATA LOT AS SHOWN ON FORM 1.  
 Amenities: Bike Room, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Storage  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Intercom

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'						
Main F.	Kitchen	10' X 8'						
Main F.	Master Bedroom	17' X 11'						
Main F.	Dining	11' X 10'						
Main F.	Den	12' X 10'						
Main F.	Laundry	8' X 6'						

<b>Floor Area (SqFt):</b>	Total # Rooms: 6	<b>Bathrooms</b>
Finished Floor Area Main: 1,046	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,046	Restricted Age: 19	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,046		8

Listing Broker(s): (1) Royal LePage Westside

Well maintained, popular Stonoway, close to South Arm Park. Adult complex, roof & balcony recently upgraded with lift upgrade on the way - all fully paid up by seller. Large, sunny master bedroom with walk through closet. Den converted to spacious, gracious living room. Cheery & well-laid out apartment with woodburning fireplace, insuite laundry, secured parking, storage room & outdoor pools & gym. So well-kept by its 20-year owner, it's move-in condition! No pets, no rentals, age 19+. Open house June 27th & 28th, Sat/Sun 2-4pm. (Buzz code 836)