



RAMIREZ REAL ESTATE

# SPACIOUS FAMILY HOME IN QUIET CUL-DE-SAC

2-5257 MARKEL DRIVE | SARDIS | V2R 5R9



4 BEDROOMS

3 BATHROOMS

2,127 SQ FT

CUL-DE-SAC, GREENBELT

## DESCRIPTION

**HALF DUPLEX- NO STRATA FEES.** Perched at the top of Promontory, this well maintained home with 4 bedroom & 3 bathrooms has plenty of space for the entire family. The basement area could easily be suited for the in-laws/ extended family. Upstairs has 3 spacious bedrooms and boasts a bright & spacious open concept and has excellent connection to the fully fenced backyard with plenty of room for kids/pets to play & summer BBQing. The large master bedroom has plenty of natural light and ensuite. Located close to shopping, Promontory Elementary School and much more.

## SPECIFICATIONS

STYLE OF HOME:	BASEMENT ENTRY
YEAR BUILT:	2011
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	PRIVATE SETTING



KW ELITE REALTY  
KELLER WILLIAMS

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Presented by:  
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**Active**  
**R2720674**

Board: H  
1/2 Duplex

**2 5257 MARKEL DRIVE**

Sardis  
Promontory  
V2R 5R9

Residential Attached

**\$824,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$824,900</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>2011</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>11</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>R1B</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,126.97</b>
Sq. Footage: <b>10,700.00</b>		For Tax Year: <b>2022</b>
Flood Plain: <b>No</b>	P.I.D.: <b>028-563-832</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>:</b>		Tour:
Complex / Subdiv: <b>PROMONTORY</b>		
First Nation Reserve:		
Services Connctd: <b>Electricity, Natural Gas, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey, Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Stone, Vinyl, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage, Double**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 2, PLAN EPS382, SECTION 6, 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 1 OR V, AS APPROPRIATE**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): **1,287**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **840**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,127 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,127 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee:  
Maint Fee Includes:

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker:

Suite: **None**  
Basement: **Full**  
Crawl/Bsmt. Ht:  
# of Kitchens: **1**

# of Levels: **2**  
# of Rooms: **11**

Bylaws Restrictions:  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?:  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14' x 14'	Below	Family Room	19'10 x 11'8	1	Main	4	No
Main	Kitchen	14' x 13'6	Below	Foyer	20'1 x 4'3	2	Main	3	Yes
Main	Dining Room	14' x 10'	Below	Laundry	6'8 x 6'4	3	Below	4	No
Main	Master Bedroom	15'2 x 14'1			x	4			
Main	Walk-In Closet	9'6 x 5'11			x	5			
Main	Bedroom	10'10 x 9'11			x	6			
Main	Bedroom	11' x 9'1			x	7			
Below	Bedroom	13'10 x 12'9			x	8			

Listing Broker(s): **Keller Williams Elite Realty**

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