

FOR SALE

\$219,000

# 85-14600 MORRIS VALLEY

## TAPADERA ESTATES



Sold Date:  
Frontage (feet): **33.10**  
Meas. Type: **Feet**  
Frontage (metres): **10.10**  
Depth: **50**  
Price/SqFt:  
Sub-Type:  
Flood Plain: **Yes**  
Exposure: **South**  
Permitted Use: **Other**  
Title to Land: **Freehold Strata**  
Tour:

Original Price: **\$219,000**  
Subdiv/Complex: **Tapadera Estates**  
P.I.D.: **023-085-843**  
Taxes: **\$519.37**  
For Tax Year: **2020**  
Zoning: **CHP**  
Rezoneable? **No**

Lot Area

Acres: **0.04**  
Hect: **0.02**  
SqFt: **1,650.00**  
SqM: **153.29**

Sanitary Sewer: **Community**  
Storm Sewer: **None**  
Water Supply: **Community**  
Electricity: **Available**  
Natural Gas: **Not Available**  
Telephone Service: **On Property**  
Cable Service: **On Property**  
Prospectus: **Not Required**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail:  
Perc Test Date:

Property Access: **Allowed Access**  
Parking Access:  
Fencing: **None**  
Property in ALR: **No**

Information Pkg: **Yes**  
Sign on Property: **N**  
Sketch Attached: **No**  
Property Disclosure: **Yes**  
Trees Logged: **No**

Legal: **STRATA LOT 85 PLAN LMS648 SECTION 35 TOWNSHIP 3 RANGE 30 MERIDIAN LAND DISTRICT 36 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 Gated Complex, Golf Course Nearby, Private Setting, Recreation Nearby, Ski Hill Nearby, Waterfront Property**  
Site Influences:  
Restrictions: **None**

**Welcome to Tapadera Estates! A gated recreational community on the Harrison River where you can escape to or live year round! You own the land; there is no pad fee! The monthly maintenance fee includes the massive timber-frame clubhouse, indoor pool, sauna, hot tub, gazebo, on-site laundry and private boat launch! World-class golf nearby at Sandpiper, and skiing, hiking, fishing, kayaking all close by too! Price includes 2003 Skyline RV Nomad Model 3982. New propane tank, new deck. There is also a shed on the property for extra storage. Call to view today!**

**elevation**   
RE/MAX TREELAND REALTY

**MARK DANA**

**PERSONAL REAL ESTATE CORPORATION**

**info@elevationrealestate.ca | 604-533-3491**





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Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage