

FOR SALE BY OWNER RADIUM LUXURY CONDO

2 BEDROOMS • 2 BATHROOMS • FULLY FURNISHED • RENTAL OPPORTUNITY



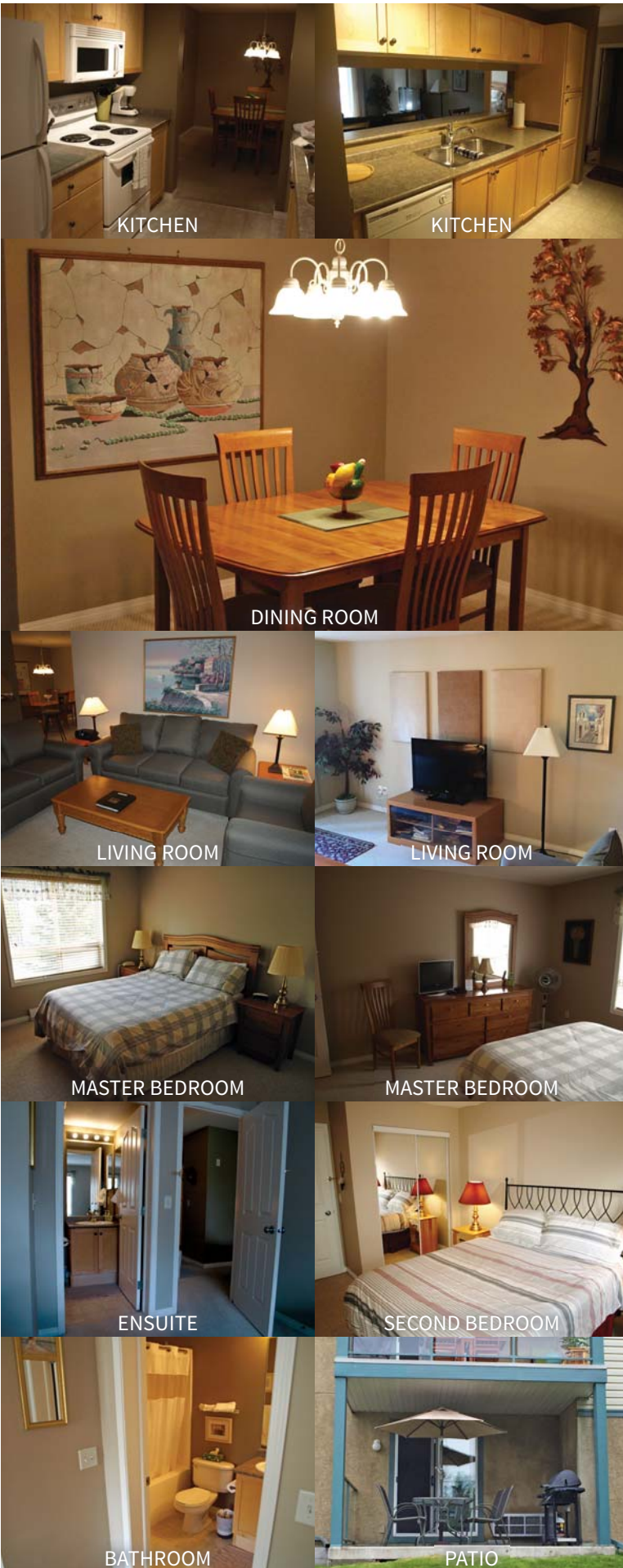
\$177,900
**FULLY
FURNISHED,
TURNKEY**

Unit 113 Poplars, The Peaks
(4769 Forsters Landing Road), Radium Hot Springs

This main floor Poplars Building unit is a two-bedroom, two-bathroom unit, with a sheltered elevated ground level patio with barbecue and patio furniture. This luxury unit is at the end of the hallway and very quiet. The patio has wonderful daytime, afternoon and evening sun to enjoy.

The interior is in pristine condition, with Berber carpet flooring and lino kitchen, entry, bathroom floors. Both 3-piece bathrooms have shower/tub combinations. The second bedroom has mirror closet doors. The master bedroom has an ensuite bathroom. The laundry room contains a spacious cabinet storage unit for all supplies. The galley kitchen has lots of cupboard storage space and new LED track lighting. Thermostat controlled HVAC unit for heating/summer cooling, electric baseboards in bedrooms and bathrooms.

TO ENQUIRE PLEASE CONTACT:
reservations@radium-holidays.com | 403-457-0507



KITCHEN

KITCHEN

DINING ROOM

LIVING ROOM

LIVING ROOM

MASTER BEDROOM

MASTER BEDROOM

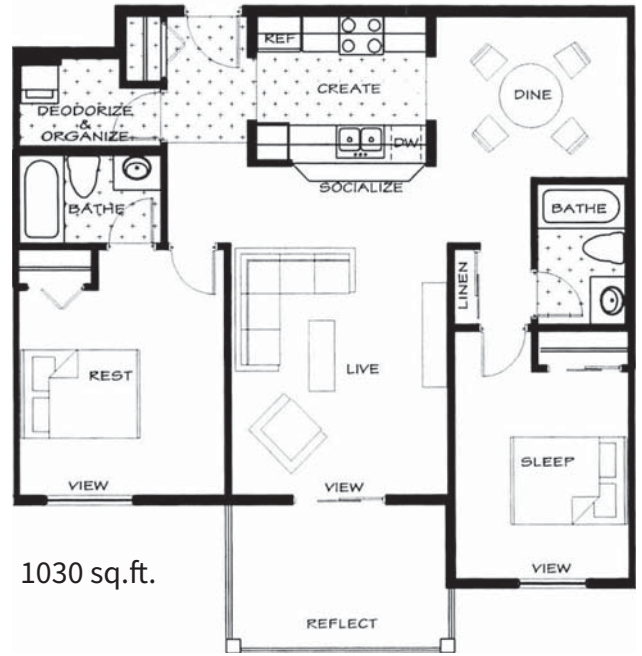
ENSUITE

SECOND BEDROOM

BATHROOM

PATIO

THE SWANSEA



1030 sq.ft.

INCLUDED IN PURCHASE PRICE:

- All appliances – washer, electric dryer, dishwasher, microwave, stove, garburator, refrigerator.
- Window coverings, two televisions, wall art, extensive kitchenware, bedding and linens.
- Two fully furnished queen-size bed sets with nightstands, and full dresser drawer units.
- Family room includes new hide-a-bed couch and loveseat with coffee table and end tables.
- The unit includes one underground secure heated parking unit with secure lockup storage area with metal storage cabinet.
- Patio table and chairs, umbrella, propane BBQ.

OPERATING COSTS:

- 2018 Strata fee is \$362.85/month, covering electricity, water, sewer, and garbage services.
- The 2017 property taxes were \$1284.03.
- 2018 Municipal Assessment value is \$154,400, up 10% over 2016.
- Existing TD mortgage is \$104,000 – 2.29%, 3-year term maturing June 2019. Qualified buyers can assume with option to increase up to \$170,000. Current PI payment is \$550/month.
- Contents / liability insurance is \$422/year.

The owners have rented out this luxury condo directly, with many guest families returning annually to enjoy the outdoor heated pool and two hot tubs in the Amenities Building. Highest demand is summer months and long weekends throughout the year. Rental revenue has covered many operating costs for the owners. (2017 rentals were ~\$15,876). Owners are permitted pets with approval of strata.

SALE PRICE DOES NOT INCLUDE APPLICABLE TAXES. REFERRAL FEES AVAILABLE. BUYERS WILL BE SUPPLIED STRATA FINANCIAL STATEMENTS & CURRENT BYLAWS.