



## **52-1175 Resort Dr, Parkville**

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Eli Strata

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Site plan (SL 78 / Unit 52)

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Home warranty

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Occupancy Certificate

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Web page

### **The Strata Fee includes**

Building Insurance / Management / Maintenance / Security / Landscaping Maintenance / Irrigation Maintenance

Window-Gutter-Dryer Vent Cleaning / Fire Alarm & Sprinkler Monitoring / Snow Removal / Water - Sewer - Garbage

### **Amenities fee includes**

Swimming Pool Heat & Maintenance / Hot Tub Heat & Maintenance / Common Area Gas, Hydro and insurance  
Common Area Property Tax and Common Area Water-Sewer-Garbage

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Unit 52 in Phase 10 of The Residences at Sunrise Ridge presents an enticing opportunity for those seeking both a luxurious coastal retreat and an investment property. This fully furnished townhome boasts 2 bedrooms, 3 bathrooms, and a host of upscale features, including granite countertops, a cozy fireplace, stainless steel appliances, and in-suite laundry facilities. The bathrooms exude opulence with their tile and glass walk-in showers.

Residents can indulge in resort-style amenities, including a heated outdoor pool and hot tub, a fitness area, a business center, and more. With no rental or age restrictions and the allowance for up to 2 pets, this property offers flexibility for owners and renters alike.

Situated in Parkville, on the scenic Vancouver Island, this exclusive waterfront resort enjoys a prime location with direct walk-on access to the gorgeous Rath Trevor beach and within walking distance of restaurants, spas, coffee shops, mini golf courses, and much more. The community of Parkville provides a serene coastal lifestyle with easy access to urban conveniences.

Unit 52 offers the potential for income generation as a nightly / weekly or long term rental or as your family home. The homes in The Residences at Sunrise Ridge are meticulously crafted, ensuring unparalleled quality and comfort.

Whether you seek a profitable investment opportunity, a vacation home, or a permanent residence, Unit 52 presents a compelling proposition in one of British Columbia's most desirable coastal destinations.





## **Furniture and inclusions**

**Living area** - DOUBLE SOFA BED WITH CHAISE; SIDE CHAIR; TABLE/OTTOMAN; LIVING ROOM CARPET; DESK/CABINET; LAMP; 50" SMART TV LIVING ROOM; SOFA BED SHEETS; SOFA BED DUVET;

**Kitchen / dining** - DINING TABLE; 4 DINING CHAIRS; TABLEWARE AND APPLIANCES: DISHES FOR 8; CUTLERY FOR 8; DRINK GLASSES; WINE GLASSES; POTS AND PANS, CASSEROLE DISHES; BAKEWARE; KNIVES AND COOKING SPOONS; VACUUM; BROOM AND DUST PAN; GARBAGE CANS; TOASTER; COFFEE MAKER; BLENDER; TEA KETTLE; TEA TOWELS; JUICE JUG; SERVING PLATTER; SALAD BOWL SET; SERVING BOWL; CUTTING BOARD; DISH RACK

**Bedrooms** - KING BED AND MATTRESS; 2 SIDE TABLES; 1 DRESSER; 40" SMART TV; QUEEN BED AND MATTRESS; 1 SIDE TABLE AND LAMP; 40" SMART TV; ROOM CHAIR OR OTTOMAN; DOUBLE PAR LINENS: KING AND QUEEN SET OF SHEETS; KING AND QUEEN MATTRESS COVER; KING AND QUEEN PLUSH DUVET; KING AND QUEEN TOP SHEET; 5 FIRM AND 6 SOFT PILLOWS AND CASES;

**Bathrooms** - 16 BATH TOWELS; 16 HAND TOWELS; 16 WASHCLOTHS; BATH MATS; SHOWER RODS; SHOWER CURTAINS; DECORATIVE PILLOWS

**ACCESSORIES AND ART:** LIVING ROOM PICTURE ABOVE SOFA; MIRROR OR PICTURE ABOVE DESK; KITCHEN PICTURE; DINING ROOM TABLE CENTERPIECE; ISLAND CENTERPIECE; KITCHEN SHELVES; MAIN BATH PICTURE; MAIN BATH SOAP DISH; MASTER BATH PICTURE; MASTER BATH SOAP DISH AND COUNTER ACCESSORIES; ART ABOVE MASTER BED; ACCESSORIES ON SIDE TABLE; SECOND BEDROOM ART; MIRROR; 2 ALARM CLOCKS

**PATIO FURNITURE:** 1 TABLE AND 4 CHAIRS; 1 BARBECUE; 1 SIDE CHAIR