



**Fort** **62 South Fort** **LP: \$85,000**  
 #117 8802 SOUTHFORT DR T8L 4R6 **SP:** **ACTIVE**

**Listing ID:** E4295182  
**Type:** Lowrise Apartment  
**Style:** Single Level Apartment  
**Year Built:** 2006  
**Full Baths:** 1  
**Half Baths:** 0  
**Tot A.G. SqFt:** 502.57  
**Sold Date:**  
**Bdrms Above:** 1  
**Bdrms Total:** 1  
**Basement:** None  
**Bsmnt Dev:** No Basement  
**Tot A.G.SqM:** 46.69

Live with ease on in this MAIN floor unit. This one bedroom condo has a lot to offer. With no carpet the stylish and easy to clean laminate/tile combo is perfect. The fully equipped kitchen allows for preparing easy snacks in between the included meals! The Deck off the living room area allows for easy access to the unit and some space to enjoy the sunshine. Three piece bathroom with sit down shower has plenty of room. All appliances included. The condo fees includes Heat, Water, Cable, Reserve Fund, Insurance for common area, all exterior and common area maintenance. This unit is also special as it comes with an included service package which offers daily lunch, Bi-weekly laundry and Bi-weekly cleaning. Take advantage of the amenities in this building with Hair dressing shop, cafeteria, Games room, Fitness room and 24 staff.

**Directions:**

**Virtual Tour:** <https://3dtour.listsimple.com/p/GnRepEW5>

**Brochure:** <https://www.facebook.com/SouthfortBend>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	1	0	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	1						<b>AbGd:</b>		
<b>Fireplace:</b>							<b>Lowr:</b>		
<b>Parking:</b>							<b>BIGd:</b>		
<b>Garage Dim:</b>							<b>Total A.G.:</b>	46.69	502.57

<b>Living Room:</b>	M	<b>Primary Bedrm:</b>	M
<b>Dining Room:</b>	M	<b>Bedroom 2:</b>	
<b>Kitchen:</b>	M	<b>Bedroom 3:</b>	
<b>Family Room:</b>		<b>Bedroom 4:</b>	
<b>Den:</b>			
<b>Bonus Room:</b>			

**Flooring:** Laminate Flooring  
**Construction:** Wood Frame  
**Roof:** Asphalt Shingles  
**Exterior:** Vinyl  
**Site Influences:** Fruit Trees/Shrubs, Level Land, Low Maintenance Landscape, Shopping Nearby, Stream/Pond  
**Foundation:** Concrete  
**Heating Type:** Baseboard  
**Heat Source:** See Remarks  
**Features:** Air Conditioner, Assisted Living, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Security Door, Sprinkler System-Fire, Television Connection, See Remarks

**Goods Included:** Hood Fan, Refrigerator, Stove-Electric

**Restrictions:** Pet Restrict/Board Approv

**Goods Excluded:**

**Warranty:**

**Elem Schl:** **Jr. High Schl:** **Sr High Schl:**

<b>Condo Name:</b> Gardens The (South Fort)	<b>Condo Fee Incl:</b> Amenities w/Condo, Caretaker, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Recreation Facility, Reserve Fund Contribution, Water/Sewer, See Remarks, Utilities, Land/Snow
<b>Condo Fee:</b> \$897.61	<b>Elevator Y/N:</b> Yes
<b>Floor Location:</b> Ground	<b>Titled Storage Y/N:</b> No
<b>Balcony/Terrace:</b> No	<b>Floor Number:</b> 1
<b>HOA Fee:</b>	<b>Unit Exposure:</b> SE
<b>HOA Fee Incl:</b>	

**Total Lot M2:** 47.10  
**Frontage:** **Depth:** **Lot Shape:** **Lot Dim:**  
**Conform:** **Conform Yr:** **Zoning:**  
**Taxes:** \$910.50 2021 **Front Expos:** Southeast  
**Local Improve:**