R2899637 Townhouse

42 2688 150 STREET SURREY

Sunnyside Park Surrey, V4P 1P1

Residential Attached \$1,090,000 (LP)

Townhouse		Sunnyside	Park Surrey, V4P 1P1			
Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1991	
Frontage (ft):		Bathrooms:	3	Age:	33	
Lot Area:		Full Baths:	2	Zoning:	CD	
Flood Plain:	No	Half Baths:	- 1	Gross Taxes:	\$3,79	0.39
Rear Yard Exp:	110	Maint, Fee:	617.18	For Tax Year:	2023	0.00
View:	No	Maint. 1 cc.	017.10	P.I.D.:		34-737
view.				F.I.D	010-1	54-757
Style of Home:	2 Storey, Inside Unit		Parking:	Total: 2 - Covered: 2	2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Brick,Wood		Parking Access:	Front		
Foundation:			Parking:	Garage; Double, Visit	tor Parking	
Rain Screen:			Locker:	No		
Renovations:			Units in Dev:	45 - Total Units in St	trata: 45	
# of Fireplaces:	2 - Fuel: Gas - Natural	l	Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Forced Air, Natural Gas	S	Property Disc:	Yes		
Outdoor Area:	Patio(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Hardwood, Tile, Carpet		Fixtures Rmvd:	No		
View: Mgmt. Company:	No Strataco - 604-294-41	41				
View:	-	41	I			
View: Mgmt. Company:	Strataco - 604-294-41 Westmoor	41 s,Sanitary Sewer,Water	I			
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Strataco - 604-294-41 Westmoor Electricity,Natural Gas STRATA LOT 42 SEC COMMON PROPERT	s,Sanitary Sewer,Water TION 22 TOWNSHIP 1 NEW W Y IN PROPORTION TO THE UI	ESTMINSTER DISTRICT STRATA F			ITEREST IN THE
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Bright and airy townhouse in respected Westmoor 55+ gated complex. Soaring 19' ceilings, skylight and large windows bring lots of natural light. Spacious rooms for house sized furniture and 2 gas fireplaces. Palatial primary bedroom with alcove for sitting area, huge ensuite bathroom and walk in closet. Generous 2nd bedroom has own ensuite bathroom. Powder room on main. New washer and dryer. Sunny east facing patio, open to the south, for relaxing and bbq-ing. Large double garage and full crawl space provides masses of storage. Hardwood floors, plantation shutters, retractable screen doors. Professionally managed, well run complex with newer roofs, gutters, garage doors and exterior painting. Pet friendly. Quiet location with easy access to trails.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.