R2872480 Townhouse

124 16275 15 AVENUE SURREY

Residential Attached \$799,000 (LP)

King George Corridor, V4A 1L4

Depth/Size (ft): Frontage (ft): Lot Area: Flood Plain: Rear Yard Exp:

2 Bedrooms: Bathrooms: 3 **Full Baths:** 2 Half Baths: Maint. Fee: 419.18

Approx. Year Built: 1991 Age: 33 Zoning: MF **Gross Taxes:** \$2,946.73 For Tax Year: 2023 P.I.D.: 017-501-644

Total: 2 - Covered: 1

Style of Home:

Renovations:

2 Storey, Basement Entry

Construction: Frame - Wood Exterior: Mixed

Foundation: Rain Screen:

2 - Fuel: Gas - Natural # of Fireplaces:

Water Supply: City/Municipal

Hot Water, Natural Gas, Radiant Fuel/Heating:

Outdoor Area: Patio(s) Type of Roof: Asphalt Floor Finish:

Mixed, Vinyl/Linoleum, Wall/Wall/Mixed

Parking:

Covered Parking:

Parking Access: Front

Parking: Garage; Single,Open

Locker: Units in Dev: Distance to:

Title to Land: Freehold Strata

Property Disc: Yes

PAD Rental: Fixtures Leased: Fixtures Rmvd:

View:

Mgmt. Company: Hugh & McKinnon Complex / Subdiv: Sunrise Point

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

STRATA LOT 49, PLAN NWS3388, PART NW1/4, SECTION 12, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN Legal: INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Club House, Garden, In Suite Laundry

Site Influences: Central Location, Gated Complex, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restric: Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns

Listing Broker(s): Royal LePage Little Oak Realty

Type Dimensions Floor Main Family Room 10'0 x 8'2 Main Living Room 15'0 x 13'0 Main Dining Room 11'0 x 9'0 Main Kitchen 9'0 x 8'3 Main Den 11'0 x 10'11 Main Storage 5'0 x 4'0 Primary Bedroom Above 15'1 x 14'1

Floor Type Above Walk-In Closet Above Bedroom Above Laundry

> **Bathroom Floor** # of Pieces Ensuite? 2 Nο 4 Yes No

Dimensions

15'1 x 12'0

5'0 x 4'10

0' x 0'

Finished Floor (Main): 983 sqft Finished Floor (Above): 783 sqft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 1,766 sqft **Unfinished Floor:** 0 sqft

1,766 sqft

Of Rooms: 10 # Of Kitchens: 1 # Of Levels: 2

Crawl/Bsmt Height: **Basement:** None

or % of Rentals Allowed:

Of Pets: 2 - Cats: Yes, Dogs: Yes

Sunrise Pointe in South Surrey! This Bright unit has been lovingly lived in, 2BR w/den (3rd bedroom on main) townhouse with entry on main level. Quiet, gated, 55+ community (1 occupant must be 55+), skylights in stairs, vaulted ceiling in dining, ceramic tile in foyer/kit/FR & 2nd F/P in Primary room. Private yard with 2 sliding doors to large east facing brick patio. Spacious kitchen with lots of counter space & adjoining breakfast nook. Radiant H/W heat. 2nd parking stall at door & single garage. Small pets OK. Minutes to Parks, Golf Course, Morgan Crossing Shopping Mall, Restaurants and Freeway Access. Call today!

Grand Total:

Main

Above

Above