R2900060 Townhouse

19 14541 WINTER CRESCENT SURREY

King George Corridor, V4P 0G5

Residential Attached \$1,249,000 (LP)

Depth/Size (ft):		Bedrooms:	4	Approx. Year Bui	lt: 2021	
Frontage (ft):		Bathrooms:	4	Age:	3	
Lot Area:		Full Baths:	3	Zoning:	CD	
Flood Plain:		Half Baths:	1	Gross Taxes:		00.91
Rear Yard Exp:		Maint, Fee:	401.76	For Tax Year:	2023	
/iew:	Yes			P.I.D.:		402-488
Style of Home:	3 Storey		Parking:	Total: 4 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Fibre Cement Board,N	/lixed	Parking Access:			
oundation:			Parking:	Add. Parking Avail	l.,Garage; Double	9
ain Screen:			Locker:			
lenovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Gas - Natural	l	Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Forced Air		Property Disc:	No		
Outdoor Area:	Patio(s)		PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate,Carpet		Fixtures Rmvd:	No		
lgmt. Company: complex / Subdiv:		nt Ltd - 604-294-4141 s,Sanitary Sewer,Water				
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	StrataCo Managemen RIVER + PINE Electricity,Natural Gas STRATA LOT 45, PLA COMMON PROPERT Air Cond./Central,Play	nt Ltd - 604-294-4141 s,Sanitary Sewer,Water N EPS5114, DISTRICT LOT 165, Y IN PROPORTION TO THE UNI	TENTITLEMENT OF THE STR			IN INTEREST IN
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Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s):	StrataCo Managemen RIVER + PINE Electricity,Natural Gas STRATA LOT 45, PLA COMMON PROPERT Air Cond./Central,Play Golf Course Nearby,G Other - See Remarks No Restrictions Macdonald Realty (De Type Living Room	tt Ltd - 604-294-4141 s,Sanitary Sewer,Water N EPS5114, DISTRICT LOT 165, Y IN PROPORTION TO THE UNI ground areenbelt,Private Setting,Recreation elta) Dimensions 14'11 x 10'4	TENTITLEMENT OF THE STF n Nearby,Shopping Nearby Floor Above	RATA LOT AS SHOWN ON Type Bedroom	N FORM V Dimen 10'5 x	sions 10'10
Igmt. Company: Complex / Subdiv: Services Connected: egal: smenities: Site Influences: features: Bylaw Restric: sisting Broker(s): loor lain	StrataCo Managemen RIVER + PINE Electricity,Natural Gas STRATA LOT 45, PLA COMMON PROPERT Air Cond./Central,Play Golf Course Nearby,G Other - See Remarks No Restrictions Macdonald Realty (De Type Living Room Dining Room	tt Ltd - 604-294-4141 s,Sanitary Sewer,Water N EPS5114, DISTRICT LOT 165, 'Y IN PROPORTION TO THE UNI' ground Greenbelt,Private Setting,Recreation elta) Dimensions 14'11 x 10'4 16'5 x 8'5	TENTITLEMENT OF THE STF n Nearby,Shopping Nearby Floor Above Above	RATA LOT AS SHOWN ON Type Bedroom Bedroom	N FORM V Dimen 10'5 x ⁻ 10'1 x ⁻	sions 10'10 11'1
Agmt. Company: Complex / Subdiv: Services Connected: egal: amenities: Site Influences: Features: Bylaw Restric: isting Broker(s): loor lain lain	StrataCo Managemen RIVER + PINE Electricity,Natural Gas STRATA LOT 45, PLA COMMON PROPERT Air Cond./Central,Play Golf Course Nearby,G Other - See Remarks No Restrictions Macdonald Realty (De Type Living Room Dining Room Kitchen	tt Ltd - 604-294-4141 s,Sanitary Sewer,Water N EPS5114, DISTRICT LOT 165, Y IN PROPORTION TO THE UNI ground areenbelt,Private Setting,Recreation elta) Dimensions 14'11 x 10'4 16'5 x 8'5 12'4 x 13'1	TENTITLEMENT OF THE STF n Nearby,Shopping Nearby Floor Above Above Above	RATA LOT AS SHOWN ON Type Bedroom Bedroom Laundry	N FORM V Dimen 10'5 x 1 10'1 x 1 5'4 x 3'	sions 10'10 11'1 '2
Igmt. Company: complex / Subdiv: services Connected: egal: amenities: site Influences: eatures: sylaw Restric: isting Broker(s): loor lain lain lain	StrataCo Managemen RIVER + PINE Electricity,Natural Gas STRATA LOT 45, PLA COMMON PROPERT Air Cond./Central,Play Golf Course Nearby,G Other - See Remarks No Restrictions Macdonald Realty (De Type Living Room Dining Room Kitchen Eating Area	tt Ltd - 604-294-4141 s,Sanitary Sewer,Water N EPS5114, DISTRICT LOT 165, Y IN PROPORTION TO THE UNI ground areenbelt,Private Setting,Recreation elta) Dimensions 14'11 x 10'4 16'5 x 8'5 12'4 x 13'1 11'1 x 8'8	TENTITLEMENT OF THE STF n Nearby,Shopping Nearby Floor Above Above Above Below	RATA LOT AS SHOWN ON Type Bedroom Bedroom Laundry Foyer	Dimen 10'5 x 10'1 x 5'4 x 3' 3'10 x 3	sions 10'10 11'1 '2 3'10
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	StrataCo Managemen RIVER + PINE Electricity,Natural Gas STRATA LOT 45, PLA COMMON PROPERT Air Cond./Central,Play Golf Course Nearby,G Other - See Remarks No Restrictions Macdonald Realty (De Type Living Room Dining Room Kitchen Eating Area Patio	tt Ltd - 604-294-4141 s,Sanitary Sewer,Water N EPS5114, DISTRICT LOT 165, 'Y IN PROPORTION TO THE UNI /ground areenbelt,Private Setting,Recreation elta) Dimensions 14'11 x 10'4 16'5 x 8'5 12'4 x 13'1 11'1 x 8'8 24'1 x 5'11	TENTITLEMENT OF THE STF n Nearby,Shopping Nearby Floor Above Above Above	RATA LOT AS SHOWN ON Type Bedroom Bedroom Laundry	N FORM V Dimen 10'5 x 1 10'1 x 1 5'4 x 3'	sions 10'10 11'1 '2 3'10
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main Main Main Main	StrataCo Managemen RIVER + PINE Electricity,Natural Gas STRATA LOT 45, PLA COMMON PROPERT Air Cond./Central,Play Golf Course Nearby,G Other - See Remarks No Restrictions Macdonald Realty (De Type Living Room Dining Room Kitchen Eating Area Patio Primary Bedroom	tt Ltd - 604-294-4141 s,Sanitary Sewer,Water N EPS5114, DISTRICT LOT 165, 'Y IN PROPORTION TO THE UNI 'ground areenbelt,Private Setting,Recreation elta) Dimensions 14'11 x 10'4 16'5 x 8'5 12'4 x 13'1 11'1 x 8'8 24'1 x 5'11 13'8 x 13'6	TENTITLEMENT OF THE STF n Nearby,Shopping Nearby Floor Above Above Above Below	RATA LOT AS SHOWN ON Type Bedroom Bedroom Laundry Foyer	Dimen 10'5 x 10'1 x 5'4 x 3' 3'10 x 3	sions 10'10 11'1 '2 3'10
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Agmt. Company: Complex / Subdiv: Services Connected: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Toor Iain Iain Iain Iain Iain Iain Iain Iain	StrataCo Managemen RIVER + PINE Electricity,Natural Gas STRATA LOT 45, PLA COMMON PROPERT Air Cond./Central,Play Golf Course Nearby,G Other - See Remarks No Restrictions Macdonald Realty (De Type Living Room Dining Room Kitchen Eating Area Patio Primary Bedroom Walk-In Closet 781 sqft	tt Ltd - 604-294-4141 s,Sanitary Sewer,Water N EPS5114, DISTRICT LOT 165, Y IN PROPORTION TO THE UNI ground areenbelt,Private Setting,Recreation elta) Dimensions 14'11 x 10'4 16'5 x 8'5 12'4 x 13'1 11'1 x 8'8 24'1 x 5'11 13'8 x 13'6 8'6 x 5'8 # Of Rooms:	TENTITLEMENT OF THE STF n Nearby,Shopping Nearby Floor Above Above Below Below Below	Type Bedroom Bedroom Laundry Foyer Bedroom Bedroom	Dimen 10'5 x 10'1 x 5'4 x 3' 3'10 x 11'9 x # of Pieces	sions 10'10 11'1 '2 3'10 11'8 Ensuite?
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View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	StrataCo Managemen RIVER + PINE Electricity,Natural Gas STRATA LOT 45, PLA COMMON PROPERT Air Cond./Central,Play Golf Course Nearby,G Other - See Remarks No Restrictions Macdonald Realty (De Type Living Room Dining Room Kitchen Eating Area Patio Primary Bedroom Walk-In Closet 781 sqft 844 sqft 331 sqft 0 sqft	tt Ltd - 604-294-4141 s,Sanitary Sewer,Water N EPS5114, DISTRICT LOT 165, 'Y IN PROPORTION TO THE UNI 'ground areenbelt,Private Setting,Recreation elta) Dimensions 14'11 x 10'4 16'5 x 8'5 12'4 x 13'1 11'1 x 8'8 24'1 x 5'11 13'8 x 13'6 8'6 x 5'8 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	TENTITLEMENT OF THE STF n Nearby,Shopping Nearby Floor Above Above Below Below Below 12 1 1 3 Fully Finished	Type Bedroom Bedroom Laundry Foyer Bedroom Bedroom Bedroom	Dimen 10'5 x 10'1 x 5'4 x 3' 3'10 x 11'9 x # of Pieces 2 5 3	sions 10'10 11'1 '2 3'10 11'8 Ensuite? No Yes No

This RIVER + PINE townhome seamlessly blends contemporary elegance with opulent luxury. As the largest unit in the complex, it uniquely features a gas fireplace, a built-in Fisher & Paykel coffee machine, built-in speakers in the living room & kitchen area, central A/C, and an extremely rare 2 car garage + 2 car driveway, amounting to a total of 4 secured parking spaces! Wainscoting accent walls compose much of the interior of the home, enhancing its beauty, complemented by a thoughtful open floor concept for entertaining. The exquisite home offers 3 bedrooms & 3.5 baths, including a lower level full bath. With unrivalled access to transit, HWY, an array of fantastic schools and amenities, this mesmerizing abode extends tranquility by Nicomekl River.

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