316 15918 26 AVENUE SURREY

Grandview Surrey, V3Z 5K3

Depth/Size (ft):		Bedrooms:	2	Approx. Year Buil	lt: 2009	1
Frontage (ft):		Bathrooms:	2	Age:	15	
Lot Area:		Full Baths:	2	Zoning:	CD	
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,36	60.59
Rear Yard Exp:		Maint. Fee:	583.54	For Tax Year:	2024	
View:	No			P.I.D.:		819-060
					027 (
Style of Home:	Corner Unit		Parking:	Total: 2 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Fibre Cement Board		Parking Access:			
Foundation:			Parking:	Garage; Undergro	und, Visitor Parkir	ng
Rain Screen:			Locker:			
Renovations:			Units in Dev:	- Total Units in Stra	ata: 242	
# of Fireplaces:	1 - Fuel: Electric		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Baseboard,Electric		Property Disc:	Yes		
Outdoor Area:	Balcony(s)		PAD Rental:			
Type of Roof:	Torch-On		Fixtures Leased:	No		
Floor Finish:	Laminate,Mixed,Tile,C	arpet	Fixtures Rmvd:	No		
View: Mgmt. Company:	No First Service Resident	tial - 604-683-8900				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	First Service Resident The Morgan Electricity,Natural Gas STRATA LOT 200, PL COMMON PROPERT Club House,Elevator,E Central Location,Golf Dishwasher,Smoke Al Pets Allowed w/Rest.,	Sanitary Sewer,Storm Sewer,Water AN BCS3219, SECTION 23, TOWNSH Y IN PROPORTION TO THE UNIT EN Exercise Centre,In Suite Laundry,Playo Course Nearby,Recreation Nearby,Sh arm,Sprinkler - Fire Rentals Allowed	ITITLEMENT OF THE STRA round,Pool; Outdoor,Storage	TA LOT AS SHOWN O		N INTEREST IN THE
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	First Service Resident The Morgan Electricity,Natural Gas STRATA LOT 200, PL COMMON PROPERT Club House,Elevator,E Central Location,Golf Dishwasher,Smoke Al Pets Allowed w/Rest., Macdonald Realty (De Type Foyer Den Kitchen Dining Room Living Room Primary Bedroom Bedroom 1,064 sqft	AN BCS3219, SECTION 23, TOWNSH Y IN PROPORTION TO THE UNIT EN Exercise Centre, In Suite Laundry, Playo Course Nearby, Recreation Nearby, Sh arm, Sprinkler - Fire Rentals Allowed elta) Dimensions 6'4 x 4'10 8'2 x 7'8 9'1 x 7'11 11'4 x 8'1 13'0 x 11'10 10'3 x 15'8 9'11 x 12'1 # Of Rooms:	ITITLEMENT OF THE STRA round,Pool; Outdoor,Storage opping Nearby,Treed Floor Main	TA LOT AS SHOWN O s,Swirlpool/Hot Tub Type Patio Bathroom Floor	N FORM V Dimens 10'10 x # of Pieces	sions 11'0 Ensuite?
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	First Service Resident The Morgan Electricity,Natural Gas STRATA LOT 200, PL COMMON PROPERT Club House,Elevator,E Central Location,Golf Dishwasher,Smoke Al Pets Allowed w/Rest., Macdonald Realty (De Type Foyer Den Kitchen Dining Room Living Room Primary Bedroom Bedroom 1,064 sqft 0 sqft 0 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer,Water AN BCS3219, SECTION 23, TOWNSH Y IN PROPORTION TO THE UNIT EN Exercise Centre,In Suite Laundry,Playo Course Nearby,Recreation Nearby,Sh arm,Sprinkler - Fire Rentals Allowed elta) Dimensions 6'4 x 4'10 8'2 x 7'8 9'1 x 7'11 11'4 x 8'1 13'0 x 11'10 10'3 x 15'8 9'11 x 12'1 # Of Rooms: # Of Kitchens: # Of Levels:	ITITLEMENT OF THE STRA round,Pool; Outdoor,Storage opping Nearby,Treed Floor Main 8 1	TA LOT AS SHOWN O s,Swirlpool/Hot Tub Type Patio Bathroom Floor Main	N FORM V Dimens 10'10 x # of Pieces 4	sions 11'0 Ensuite? No
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View this beautiful, MOVE-IN ready, well maintained 2 bed, 2 bath & large den corner unit w/ high ceilings, spacious entry & 2 parking stalls! Enjoy the airy, bright living room that comes w/ an electric fireplace, large floor to ceiling windows & adjoining dining room perfect for entertaining. The kitchen features granite countertops, gas stove, S/S appliances w/ ample cabinet/counter space & bar seating. Additional features include: fresh paint, newer carpets, washer/dryer, hot water tank & engineered laminate flooring. The 8,200 sqft of amenities include a large outdoor area w/ playground, games & party room w/ kitchen, movie theatre, gym, yoga studio, outdoor pool, whirlpool & storage locker. Close to Hwy 99, transit, Grandview Corners, Morgan Crossing Shops, restaurants & more.



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