R2929657 Apartment/Condo

207 1745 MARTIN DRIVE SURREY

Sunnyside Park Surrey, V4A 9T5

Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	lt: 1993	}
Frontage (ft):		Bathrooms:	2	Age:	31)
ot Area:		Full Baths:	2	Zoning:	CD	
lood Plain:		Half Baths:	0	Gross Taxes:		20.95
Rear Yard Exp:		Maint. Fee:	677.64	For Tax Year:	φ2,0/ 2024	
/iew:	No	Wallet. I ee.	077.04	P.I.D.:	-	613-063
iew.	NO			F.I.D	010-	013-003
tyle of Home:	Corner Unit, End Unit		Parking:	Total: 1 - Covered	: 1	
Construction:	Concrete		Covered Parking:	1		
xterior:	Concrete,Stucco		Parking Access:			
oundation:			Parking:	Garage; Undergro	ound	
ain Screen:			Locker:	Yes		
enovations:			Units in Dev:	176 - Total Units ir	n Strata: 176	
of Fireplaces:	1 - Fuel: Gas - Natural		Distance to:			
/ater Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Baseboard,Electric		Property Disc:	Yes		
utdoor Area:	Balcony(s)		PAD Rental:			
ype of Roof:	Tar & Gravel		Fixtures Leased:	No		
loor Finish:	Mixed,Vinyl/Linoleum,C	Carpet	Fixtures Rmvd:	No		
iew:	No					
/iew: Agmt. Company: Complex / Subdiv:		nent LTD - 778-578-4445				
Igmt. Company:	CrossRoads Managem SOUTHWYND	nent LTD - 778-578-4445 Sanitary Sewer,Storm Sewer,Water				
Agmt. Company: Complex / Subdiv:	CrossRoads Managerr SOUTHWYND Electricity,Natural Gas, STRATA LOT 79 SECT					NTEREST IN TH
Agmt. Company: Complex / Subdiv: Services Connected:	CrossRoads Managerr SOUTHWYND Electricity,Natural Gas, STRATA LOT 79 SECT COMMON PROPERTY	Sanitary Sewer,Storm Sewer,Water ION 15 TOWNSHIP 1 NEW WESTMII	TITLEMENT OF THE STRA	ATA LOT AS SHOWN OF	N FORM 1	NTEREST IN TH
/Igmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities:	CrossRoads Managerr SOUTHWYND Electricity,Natural Gas, STRATA LOT 79 SECT COMMON PROPERT Bike Room,Club House	Sanitary Sewer,Storm Sewer,Water ION 15 TOWNSHIP 1 NEW WESTMII Y INPROPORTION TO THE UNIT EN	TITLEMENT OF THE STRA	ATA LOT AS SHOWN Of Center,Storage,Workshop	N FORM 1	NTEREST IN TH
/Igmt. Company: Complex / Subdiv: Services Connected: .egal:	CrossRoads Managerr SOUTHWYND Electricity,Natural Gas, STRATA LOT 79 SECT COMMON PROPERT Bike Room,Club House	Sanitary Sewer,Storm Sewer,Water ION 15 TOWNSHIP 1 NEW WESTMI Y INPROPORTION TO THE UNIT EN e,Elevator,Exercise Centre,Garden,In S Location,Recreation Nearby,Retireme	TITLEMENT OF THE STRA	ATA LOT AS SHOWN Of Center,Storage,Workshop	N FORM 1	NTEREST IN TH
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gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s):	CrossRoads Manager SOUTHWYND Electricity,Natural Gas, STRATA LOT 79 SECT COMMON PROPERTY Bike Room,Club House Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets I	Sanitary Sewer,Storm Sewer,Water TON 15 TOWNSHIP 1 NEW WESTMII Y INPROPORTION TO THE UNIT EN e,Elevator,Exercise Centre,Garden,In S Location,Recreation Nearby,Retireme re/DW Not Allowed,Rentals Allowed	TITLEMENT OF THE STRA Suite Laundry,Recreation (ATA LOT AS SHOWN OI Center,Storage,Workshop learby	N FORM 1	
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Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	CrossRoads Managerr SOUTHWYND Electricity,Natural Gas, STRATA LOT 79 SECT COMMON PROPERTY Bike Room,Club House Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets I RE/MAX Treeland Rea	Sanitary Sewer,Storm Sewer,Water TON 15 TOWNSHIP 1 NEW WESTMII Y INPROPORTION TO THE UNIT EN e,Elevator,Exercise Centre,Garden,In S Location,Recreation Nearby,Retireme re/DW Not Allowed,Rentals Allowed alty Dimensions	FITLEMENT OF THE STRA Suite Laundry,Recreation (nt Community,Shopping N	ATA LOT AS SHOWN Of Center,Storage,Workshop learby Type	N FORM 1 p Attached Dimen	sions 9'5
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	CrossRoads Managerr SOUTHWYND Electricity,Natural Gas, STRATA LOT 79 SECT COMMON PROPERTY Bike Room,Club House Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets I RE/MAX Treeland Rea Type Foyer Laundry	Sanitary Sewer,Storm Sewer,Water TION 15 TOWNSHIP 1 NEW WESTMII Y INPROPORTION TO THE UNIT ENT e,Elevator,Exercise Centre,Garden,In S Location,Recreation Nearby,Retireme re/DW Not Allowed,Rentals Allowed alty Dimensions 4'5 x 5'11 4'6 x 7'7	FITLEMENT OF THE STRA Suite Laundry,Recreation (nt Community,Shopping N Floor Main	ATA LOT AS SHOWN Of Center,Storage,Workshop learby Type Bedroom	N FORM 1 p Attached Dimen 13'3 x S	sions 9'5
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	CrossRoads Managerr SOUTHWYND Electricity,Natural Gas, STRATA LOT 79 SECT COMMON PROPERTY Bike Room,Club House Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets I RE/MAX Treeland Rea Type Foyer Laundry Dining Room	Sanitary Sewer,Storm Sewer,Water TION 15 TOWNSHIP 1 NEW WESTMII Y INPROPORTION TO THE UNIT ENT e,Elevator,Exercise Centre,Garden,In S Location,Recreation Nearby,Retireme re/DW Not Allowed,Rentals Allowed alty Dimensions 4'5 x 5'11 4'6 x 7'7 8'0 x 12'4	FITLEMENT OF THE STRA Suite Laundry,Recreation (nt Community,Shopping N Floor Main	ATA LOT AS SHOWN Of Center,Storage,Workshop learby Type Bedroom	N FORM 1 p Attached Dimen 13'3 x S	sions 9'5
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Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain	CrossRoads Managerr SOUTHWYND Electricity,Natural Gas, STRATA LOT 79 SECT COMMON PROPERTY Bike Room,Club House Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets I RE/MAX Treeland Rea Type Foyer Laundry Dining Room Living Room Living Room Eating Area Kitchen Primary Bedroom	Sanitary Sewer, Storm Sewer, Water TION 15 TOWNSHIP 1 NEW WESTMIT Y INPROPORTION TO THE UNIT EN- e, Elevator, Exercise Centre, Garden, In S Location, Recreation Nearby, Retireme re/DW Not Allowed, Rentals Allowed alty Dimensions 4'5 × 5'11 4'6 × 7'7 8'0 × 12'4 16'8 × 13'9 10'9 × 11' 10'9 × 9'6 16'9 × 11'7	FITLEMENT OF THE STRA Suite Laundry,Recreation (nt Community,Shopping N Floor Main Main	ATA LOT AS SHOWN Of Center,Storage,Workshop learby Type Bedroom Walk-In Closet	N FORM 1 p Attached Dimen 13'3 x 9 5'9 x 4'	sions 9'5 '8
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Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain ain ain ain	CrossRoads Managerr SOUTHWYND Electricity,Natural Gas, STRATA LOT 79 SECT COMMON PROPERTY Bike Room,Club House Adult Oriented,Central ClthWsh/Dryr/Frdg/Stv Age Restrictions,Pets M RE/MAX Treeland Rea Type Foyer Laundry Dining Room Living Room Eating Area Kitchen Primary Bedroom	Sanitary Sewer,Storm Sewer,Water TON 15 TOWNSHIP 1 NEW WESTMII Y INPROPORTION TO THE UNIT EN- e,Elevator,Exercise Centre,Garden,In S Location,Recreation Nearby,Retireme re/DW Not Allowed,Rentals Allowed lty Dimensions 4'5 x 5'11 4'6 x 7'7 8'0 x 12'4 16'8 x 13'9 10'9 x 11' 10'9 x 9'6 16'9 x 11'7 # Of Rooms: # Of Kitchens: # Of Levels:	FILEMENT OF THE STRA Suite Laundry,Recreation (nt Community,Shopping N Floor Main Main 9	ATA LOT AS SHOWN OI Center,Storage,Workshop learby Type Bedroom Walk-In Closet Bathroom Floor	N FORM 1 p Attached Dimen 13'3 × 9 5'9 × 4' # of Pieces	sions 9'5 8 Ensuite?
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Enjoy a great lifestyle in Southwynd! This 55+ 2 bdrm, 2 bthrm corner unit has a fantastic flr plan! Downsizing is made easy w/ 1380 sq ft & tucked away in a quiet side of the complex. Lots of windows all around making this so bright & the balcony accessed off the living rm & 2nd bdrm looks out at complete privacy! Kitchen has ample cabinetry & living rm includes cozy gas fireplace. Bdrms are on opposite ends & the primary has his/hers closets leading to the 4 pc ensuite! This low rise, concrete building leads to trails, duck pond & you don't need a car w/ shopping, library, restaurants, medical, bus route~ everything right outside your door! Great amenities include gym, club house, wood working, & more! Call today to view this fantastic home in a wonderful community in the best location!



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