## 309 12125 75A AVENUE SURREY

West Newton, V3W 1B9

Depth/Size (ft):		Bedrooms:	1	Approx. Year Buil	lt: 1997	7
rontage (ft):		Bathrooms:	1	Age:	27	
.ot Area:		Full Baths:	1	Zoning:	MR4	5
lood Plain:	No	Half Baths:	0	Gross Taxes:		37.23
lear Yard Exp:		Maint. Fee:	426.37	For Tax Year:	2024	
/iew:	No		420.07	P.I.D.:		777-788
	110				020	
tyle of Home:	1 Storey		Parking:	Total: 2 - Covered:	2	
Construction:	Frame - Wood		Covered Parking:	2		
xterior:	Stone,Stucco,Vinyl		Parking Access:	Side		
oundation:			Parking:	Garage Underbuild	ding	
ain Screen:			Locker:	Yes		
enovations:	Partly		Units in Dev:	62 - Total Units in	Strata: 102	
of Fireplaces:	1 - Fuel: Gas - Natura	I	Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Hot Water,Natural Gas	s,Radiant	Property Disc:	Yes		
outdoor Area:	Balcony(s)		PAD Rental:			
ype of Roof:	Asphalt, Tar & Gravel		Fixtures Leased:	No		
loor Finish:	Tile, Vinyl/Linoleum		Fixtures Rmvd:	No		
lgmt. Company: omplex / Subdiv:	•	s,Sanitary Sewer,Storm Sewer				
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures:	Crossroads Managerr Strawberry Hills Electricity,Natural Gas STRATA LOT 85, LMS IN THE COMMON PF Bike Room,Club Hous Central Location,Shop	s,Sanitary Sewer,Storm Sewer 52277, PART SW 1/4, SECTION 19, TC 3OPERTY IN PROPORTION TO THE L se,Elevator,In Suite Laundry oping Nearby ve/DW,Garage Door Opener				
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Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: eatures: ylaw Restric: isting Broker(s): 	Crossroads Managerr Strawberry Hills Electricity,Natural Gas STRATA LOT 85, LMS IN THE COMMON PF Bike Room,Club Hous Central Location,Shop ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., RE/MAX 2000 Realty Type Living Room Dining Room Dining Room Kitchen Eating Area Primary Bedroom Den Foyer 950 sqft 0 sqft 0 sqft 0 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer S2277, PART SW 1/4, SECTION 19, TC ROPERTY IN PROPORTION TO THE L se,Elevator,In Suite Laundry oping Nearby ve/DW,Garage Door Opener Rentals Allowed Dimensions 13'8 × 11'7 13'6 × 10'9 10'0 × 9'6 9'5 × 8'1 12'0 × 9'9 9'1 × 9'9 6'2 × 4'4 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	Floor 7 1 1 None	Type Bathroom Floor	OWN IN FORM Dimen	1 sions Ensuite?

Wonderfully located one bedroom home home with a spacious sunlit den. Upon entry there is a nice open feeling that offers an extended view into a treed setting. In the immediate area you have shopping, schools, theatre, restaurants and bus exchange. PLUS this unit has two parking spots and an extra storage locker. The kitchen has upgraded appliances and an efficient design for meal prep and in kitchen dining. A 21 foot living/dining combo has a gas fireplace, access to the deck and does not overlook another suite. In fact, this unit is situated so that there is no one below you or above you. That is rare. The bedroom has a separate access to the bath and the laundry room is just off the kitchen. Monthly maintenance fees include the heat which is in floor radiant hot water heating.



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