

Presented by:
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South Surrey White Rock, King George Corridor Residential Attached
70 2500 152 ST, V4P 1M8 **MLS# F1312443** **Sold**



| | | |
|-----------------------|---------------------------|-----------------------|
| List Price: \$415,900 | Previous Price: \$426,900 | Sold Price: \$408,000 |
| Days on Market: 104 | | Sold Date: 04-Sep-13 |

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|------------------------------------|----------------------|------------------------|--|
| Subdiv/Complex: Penninsula Village | | | |
| Frontage: 0.00 | Approx Yr Blt: 1993 | PID: 018-300-243 | |
| Depth/Size: 0 | Age at List Date: 20 | Type: Townhouse | |
| Lot SqFt: 0 | Bedrooms: 4 | Zoning: MR15 | |
| Exposure: | Bathrooms: 4 | Taxes: \$2,540 (2012) | |
| Stories in Bldg: | Full Baths: 3 | If New GST/HST Incl: | |
| Flood Plain: | Half Baths: 1 | Tax Incl Utilities: No | |
| Meas. Type: | | Apprvl Reqd: | |
| Fixtures Lsd: N | | | |
| Fixt Removed: N | | | |
| View: N | | | |

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|--|------------------------------------|---|
| Style of Home: 2 Storey w/Bsmt. | Total Parking: | Covered Parking: |
| Construction: Frame - Wood | Parking Access: | |
| Foundation: Concrete Perimeter | Parking Facilities: Garage; Double | |
| Exterior: Mixed | | |
| Rain Screen: | R/I Plumbing: | |
| Type of Roof: Wood | | |
| Renovations: | Reno Year: | Dist to Public Trans: |
| Flooring: | | Units in Development: 95 |
| Water Supply: City/Municipal | | Locker: |
| Heat/Fuel: Hot Water, Radiant, Natural Gas | | Possession: |
| No. of Fireplaces: 1 | R/I Fireplaces: | Title to Land: Freehold Strata |
| Fireplace Fuel: Gas - Natural | | Seller's Interest: Court Ordered Sale |
| Outdoor Area: Patio(s) & Deck(s) | | Mortgage Info: |
| | | Property Disclosure: N - Court Ordered Sale |
| Mngmt Co: | Maint Fee: \$349.01 | Bylaw Restrictions: Pets Allowed / Age: 19+ |

Maint Charge Incl: Gardening, Management

Legal: PL LMS133 LT70 LD36 SEC 23 TWP1 STRATA LOT AS SHOWN ON FORM 1
 Amenities: In Suite Laundry, Club House
 Features Incl:

Site Influences:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|---------------|-------|------|------------|-------|------|------------|
| Main F. | Living Room | 17' X 13' | | | | | | |
| Main F. | Dining | 11' X 11' | | | | | | |
| Main F. | Kitchen | 12' X 9'6" | | | | | | |
| Main F. | Family Room | 14'6" X 12' | | | | | | |
| Above | Master Bedroom | 15'6" X 12'6" | | | | | | |
| Above | Bedroom | 11'10" X 9'8" | | | | | | |
| Above | Bedroom | 12' X 11' | | | | | | |
| Bsmt | Bedroom | 24' X 13' | | | | | | |
| Bsmt | Den | 11'2" X 8'6" | | | | | | |
| Bsmt | Storage | 13' X 13' | | | | | | |

| | | |
|----------------------------------|-------------------------------|---------------------------------------|
| Floor Area (SqFt): | Total # Rooms: 10 | Bathrooms |
| Finished Floor Area Main: 976 | Finished Levels: 3 | 1 2 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Area Up: 897 | Basement Area: Fully Finished | 2 4 Piece; Ensuite: Y; Level: Above |
| Finished Floor Area Down: 962 | | 3 4 Piece; Ensuite: N; Level: Above |
| Finished Floor Area Bsmt: 0 | Bsmt Height: | 4 3 Piece; Ensuite: N; Level: Bsmt |
| Total Finished Floor Area: 2,835 | Restricted Age: 19+ | |
| | # Pets / Cats; Dogs: | |
| Unfinished Floor Area: 0 | # or % Rentals: | |
| Grand Total Floor Area: 2,835 | | |

Listing Broker(s): RE/MAX 2000 Realty, RE/MAX 2000 Realty

Penninsula Village. This large 2 storey & Bsmt townhome is ready a quick possession. With your updates you will have one of the largest units in the complex as well as a home close to Shopping, Transit, and commuter access. Good Opportunity here and very easy to show daily. Seller will not accept any offers from employees of the Toronto-Dominion Bank or any of its subsidiaries.