

Presented by:

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Sold
R2011398

73 15833 26 AVENUE

South Surrey White Rock
Grandview Surrey
V3S 2X5

Residential Attached

\$360,000 (LP)

Board: F
Townhouse

\$355,555 (SP)



Sold Date: **11/11/2015** Frontage (feet): Original Price: **\$360,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2008**
 Depth / Size (ft.): Bedrooms: **3** Age: **7**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,093.19**
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2014**
 Exposure: Maint. Fee: **\$200.20** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **027-528-910**
 Mgmt. Co's Name: **First National Residential**
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: Mountain from Rooftop Deck**
 Complex / Subdiv: **The Brownstones**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: 3 Storey, Inside Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Rear
Construction: Frame - Wood	Parking: Add. Parking Avail., Grge/Double Tandem, Visitor Parking		
Exterior: Brick, Mixed			Locker: N
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1	Dist. to School Bus: 1
Rain Screen:	R.I. Plumbing:	Units in Development: 97	Total Units in Strata: 97
Renovations:	R.I. Fireplaces:	Title to Land: Freehold NonStrata	
Water Supply: City/Municipal	# of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Electric		Property Disc.: No	
Fuel/Heating: Baseboard, Electric		Fixtures Leased: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Rooftop Deck		Fixtures Rmvd: No	
Type of Roof: Other, Torch-On		Floor Finish: Wall/Wall/Mixed	

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal**
Legal: **PL BCS2824 LT 55 LD 36 SEC 23 TWP 1 STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Exercise Centre, In Suite Laundry, Recreation Center**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11' x 10'6			x			x
Main	Living Room	14'9 x 10'10			x			x
Main	Kitchen	11' x 14'			x			x
Above	Bedroom	8'9 x 8'4			x			x
Above	Bedroom	8'6 x 8'4			x			x
Above	Master Bedroom	10'10 x 10'6			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 636	# of Rooms: 6	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 636	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,272 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allwd w/Restrctns			6				
Grand Total: 1,272 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **TRG-The Residential Group Rlty**

The Brownstones at Morgan Heights built Green by Adera is true urban village living. This 3 Bedroom, 2 Bathroom offers contemporary style with modern finishes. Features include: new paint, engineered wood floors, tiled kitchen, stainless steel appliances and a private 500 sqft roof top deck. The complex is just steps away from Morgan Crossing Shopping, Sunnyside Elementary and Southridge private school. The large tandem garage offers plenty of storage and fits two vehicles easily. Balance of National Home Warranty still in effect.