


Presented by:

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South Surrey White Rock, Grandview Surrey			MLS# F1422456			Residential Attached		
# 110 15428 31ST AV, V3S 3W4			Active					
			List Price: \$289,900		Previous Price: \$342,900			
			Subdiv/Complex: HEADWATERS					
			Frontage:		Approx Yr Blt: 2012		PID: 028-852-885	
			Depth/Size:				Type: Apartment/Condo	
			Lot SqFt: 0		Age at List Date: 2		Zoning: CD	
			Exposure: NE		Bedrooms: 2		Taxes: \$1,661 (2014)	
			Stories in Bldg:		Bathrooms: 2		GST/HST Incl?: No	
			Flood Plain:		Full Baths: 2		Tax Incl Utilities: No	
			Meas. Type:		Half Baths: 0		Apprvl Req'd: No	
			Fixtures Lsd: N					
Fixt Removed: N								
View: Y - CREEKSIDE								
Style of Home: 1 Storey			Total Parking: 1		Covered Parking: 1			
Construction: Frame - Wood			Parking Access: Front					
Foundation: Concrete Perimeter			Parking Facilities: Garage; Underground, Visitor Parking					
Exterior: Mixed								
Rain Screen:			R/I Plumbing:					
Type of Roof: Torch-On			Dist to Public Trans:		Dist to School/Bus:			
Renovations:			Units in Development: 62		Total Units in Strata:			
Flooring: Laminate, Tile, Wall/Wall/Mixed			Locker: Yes					
Water Supply: City/Municipal			Possession:					
Heat/Fuel: Baseboard, Electric			Title to Land: Freehold Strata					
No. of Fireplaces: 0			Seller's Interest: Court Ordered Sale					
Fireplace Fuel:			Mortgage Info: \$0					
Outdoor Area: Patio(s)								
Mngmt Co: BAYWEST			Property Disclosure: N - COURT ORDERED SALE					
Mngmt Ph:			Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed					
Maint Fee: \$302.24								
Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow removal								
Legal: PL BCS4457 LT 9 LD 36 SEC 23 TWP 1 STRATA LOT AS SHOWN ON FORM V.								
Amenities: Elevator, Exercise Centre, Playground, Recreation Center, Storage, Wheelchair Access								
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security - RI								
Site Influences: Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby								
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'4 X 12'6						
Main F.	Dining	8'5 X 11'9						
Main F.	Kitchen	9' X 11'						
Main F.	Master Bedroom	9'3 X 13'6						
Main F.	Bedroom	10' X 10'4						
Floor Area (SqFt):			Total # Rooms: 5		Bathrooms:			
Finished Floor Area Main: 940			Finished Levels: 1		1 4 Piece; Ensuite: N; Level: Main F.			
Finished Floor Area Up: 0			Basement Area: None		2 3 Piece; Ensuite: Y; Level: Main F.			
Finished Floor Area Down: 0					3			
Finished Floor Area Bsmt: 0			Bsmt Height:		4			
Total Finished Floor Area: 940			Restricted Age:		5			
			# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6			
Unfinished Floor Area: 0			# or % Rentals:		7			
Grand Total Floor Area: 940					8			
Listing Broker(s): Sutton Group-West Coast, Pacesetter Marketing Ltd.								
HEADWATER in the heart of South Surrey. Offering the ultimate in tranquility and serenity, located creek side in a forest oasis. Ideal for those looking for the modern conveniences of the city while living in the remote privacy of quiet side street. Quality finishing includes granite & marble countertops, SS appliances includes gas stove, laminate flooring and stylish fixtures. Dog walking, leisurely strolling, bike riding, world class golfing & popular White Rock & Crescent Beaches are all nearby activities. Morgan crossing & Grandview corner shopping only minutes away. Amenities include fully equipped gym, playground, office space for lease, lounge, and kitchen and meeting space. BUY BY DEC 15 AND RECEIVE \$10,000 DISCOUNT!								