



Presented by:

Cindy Walker

Homelife Benchmark Realty Corp. (White Rock)
Contc: 604-889-5004
www.WalkerRealEstate.ca
info@walkerrealestate.ca



Active
R2362877

64 14909 32 AVENUE

Residential Attached

Board: F
Townhouse

South Surrey White Rock
King George Corridor
V4P 1A4

\$829,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$829,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1997
Depth / Size (ft.):	Bedrooms: 2	Age: 22
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: MF
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,712.42
Council Apprv?: No	Half Baths: 0	For Tax Year: 2017
Exposure: West	Maint. Fee: \$427.28	Tax Inc. Utilities?: No
If new, GST/HST inc?: No		P.I.D.: 023-695-013
Mgmt. Co's Name: Hugh and McKinnon		Tour:
Mgmt. Co's Phone: 604-531-1909		
View: Yes: Private West Rear Yard		
Complex / Subdiv: Ponderosa Station		
Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm		
Sewer Type: Community		

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking		
Exterior: Wood			Locker: N
Foundation: Concrete Slab	Reno. Year: 2019	Dist. to Public Transit: 2 blocks	Dist. to School Bus: 2 blocks
Rain Screen:	R.I. Plumbing: No	Units in Development: 80	Total Units in Strata: 80
Renovations: Partly		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces: 0	Fixtures Leased: No	
Fuel/Heating: Hot Water, Radiant	# of Fireplaces: 2	Fixtures Rmvd: No	
Outdoor Area: Patio(s)		Floor Finish: Laminate, Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
 Legal: **SL 64 SECT 27 TWP 1 NW DIST. STRATA PLAN LMS2278, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **Club House, Guest Suite, In Suite Laundry**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Private Yard, Recreation Nearby, Retirement Community**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'9 x 6'2			x			x
Main	Living Room	13'7 x 9'3			x			x
Main	Dining Room	14'1 x 9'3			x			x
Main	Kitchen	9'6 x 9'4			x			x
Main	Nook	9'9 x 7'3			x			x
Main	Family Room	14'0 x 10'1			x			x
Main	Laundry	6'3 x 5'6			x			x
Main	Master Bedroom	13'6 x 11'6			x			x
Main	Bedroom	14'5 x 9'7			x			x
		x			x			x

Finished Floor (Main): 1,479	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height: 0'			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,479 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,479 sq. ft.				7				
				8				

Listing Broker(s): **Homelife Benchmark Realty Corp. (White Rock)** **Homelife Benchmark Realty Corp. (White Rock)**

Ponderosa Station. One of the nicest locations, middle of complex, within steps of guest parking and expansive clubhouse with guest suite. Sought after private and spacious sunny western exposed hedged rear garden. Freshly renovated 1479 sq. ft., 2 bedroom, 2 bath traditional one level corner plan. Bright white kitchen opens to family room and back yard patio. Features 9 foot ceilings, detailed mill work, 2 gas fireplaces, modern colors, all new flooring includes: new wide plank laminate water proof flooring, updated white appliances, recently replaced domestic plumbing pipe: kitchen, laundry and both baths. 472 sq. ft. double garage. Recent new asphalt roof, gutters, exterior paint. 80 units, no rentals, no age restr, 2 pets, max 15" at shoulder. Level walk to Southpointe Shopping Center