



Presented by:

# Cindy Walker

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**Active**  
**R2423652**  
Board: F  
Apartment/Condo

## 104 1765 MARTIN DRIVE

South Surrey White Rock  
Sunnyside Park Surrey  
V4A 9T6

Residential Attached

**\$499,000** (LP)

(SP)



Sold Date:	Frontage (feet): <b>0.00</b>	Original Price: <b>\$499,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres): <b>0.00</b>	Approx. Year Built: <b>1994</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>25</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>MF</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,188.88</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure: <b>North</b>	Maint. Fee: <b>\$373.04</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>018-692-451</b>
Mgmt. Co's Name: <b>Crossroads Property Management</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>778-578-4445</b>		
View: <b>Yes: Private North Garden Patio</b>		
Complex / Subdiv: <b>Southwynd</b>		
Services Connected: <b>Community, Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>1 Storey, Ground Level Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete Frame</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Concrete</b>			Dist. to School Bus: <b>1 block</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year: <b>2014</b>	Dist. to Public Transit: <b>1 block</b>	Total Units in Strata: <b>176</b>
Rain Screen:	R.I. Plumbing: <b>No</b>	Units in Development: <b>176</b>	
Renovations: <b>Partly</b>		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Fireplaces: <b>0</b>	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Electric</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Patio(s)</b>		Floor Finish: <b>Wall/Wall/Mixed</b>	
Type of Roof: <b>Torch-On</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Snow removal, Water**

Legal: **STRATA LOT 100 SECT 15 TOWNSHIP 1 NEW WEST DISTRICT STRATA PLAN LMS 1107 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Elevator, In Suite Laundry, Recreation Center, Storage, Wheelchair Access**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Retirement Community, Shopping Nearby**

Features: **Dishwasher, Drapes/Window Coverings, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2 x 12'7			x			x
Main	Dining Room	10'2 x 9'6			x			x
Main	Kitchen	10'4 x 8'7			x			x
Main	Master Bedroom	16'8 x 13'6			x			x
Main	Bedroom	11'2 x 9'7			x			x
Main	Laundry	9'8 x 5'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,143</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: <b>19+</b>			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>No</b>	Dogs: <b>No</b>	3			No	Pool:
Finished Floor (Total): <b>1,143 sq. ft.</b>	# or % of Rentals Allowed: <b>00</b>			4			No	Garage Sz:
	Bylaws: <b>Age Restrictions, Pets Not Allowed, Rentals Not Allowed</b>			5			No	Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6			No	
Grand Total: <b>1,143 sq. ft.</b>				7			No	
				8			No	

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

**Southwynd. Sought after executive adult oriented Bosa built concrete enclave of 5 buildings surrounding club house, conveniently located across from Semiahmoo Mall. Spacious 1143 sq. ft., 2 bedroom and 2 bath ground floor condo. Features 9 foot ceilings, gas fireplace, floor to ceiling windows, 4 sets of patio doors show casing private north facing patio over looking natural green, located at the rear of building. Updates include maple refaced kitchen cabinets, corian counter tops, white appliances, light fixtures and modern rock fireplace hearth. Crossroads Management, 2013 Depreciation Report, resident manager, active social committee, buddy system, club house pool table, exercise area and work shop. Bike room. Confirm bylaws: 19+ age restr., no pets, nor rentals. A place to call home.**