

# Features: #9 12952 17 Avenue

## Exterior Features:

- Replaced asphalt roof
- Replaced vinyl siding and windows
- Rain screen technology
- Replaced carports
- Sunny and private, southwest facing upper level sundeck overlooks lushly landscaped courtyard

## Main Level:

- Spacious great room: electric fireplace (converted from wood with its own electrical circuit)
- Kitchen: updated maple cabinets, laminate countertops, white appliances, Whirlpool fridge, Inglis electric stove, Kenmore dishwasher, Whirlpool microwave (with its own electrical outlet)
- Main Bathroom: updated toilet, updated fixtures, single sink, re-tiled shower
- Laundry: located in main bathroom, GE washer and dryer
- Master Bedroom: 2 banks of closets
- Ensuite: single shower, tub/shower combination
- Secondary Bedroom
- Updated light fixtures

## Mechanics Of Home:

- 2019: electric hot water tank , located in storage room
- Electric baseboard heat
- Poly B piping has been replaced in home, with shut offs to all plumbing

**2016 Depreciation Report:** on file

**Monthly Maintenance Fee:** \$321.27  
-management, amenities, garbage, gardening

**Contingency Fund:** \$330,395.39

**Gross Taxes 2019:** \$1,702.94

**Units in Complex:** 75

**Restrictions:** Please confirm by reading Bylaws

**Pets:** 2 pets, 1 cat or 1 dog, must not exceed 18" in height from the shoulder to the ground

**Ages:** 19 +

**Rentals:** Not Allowed

**Barbeques:** Yes

**Totals Floor Area:** 1,060 sq. ft.

**Disclaimer:** Although information, marketing materials and measurements are deemed to be correct are not guaranteed and are to be verified by buyer, prior to subject removal, if important. Square footage taken from strata plan.

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## THE WALKER REAL ESTATE TEAM

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**Dave, Cindy, Amanda and Kimberly Walker**

- 22 Year Medallion Winners FVRB
- 25 Year Background Building and Development

- 16 Years Mortgage Broker Experience
- South Surrey/White Rock and Vancouver Markets

HomeLife Benchmark Realty

Dominion Lending Centers

info@WalkerRealEstate.ca



Presented by:

# Cindy Walker

Homelife Benchmark Realty Corp. (White Rock)  
Contc: 604-531-1111  
www.WalkerRealEstate.ca  
info@walkerrealestate.ca



**Active**  
**R2437774**

Board: F  
Townhouse

## 9 12952 17 AVENUE

South Surrey White Rock  
Crescent Bch Ocean Pk.  
V4A 1T4

Residential Attached

**\$419,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$419,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>1988</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>32</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>\$1,702.94</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure: <b>West</b>	Maint. Fee: <b>\$321.27</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>005-055-938</b>
Mgmt. Co's Name: <b>Leonis Management</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-575-5474</b>		
View: <b>Yes: Private Southwest Courtyard</b>		
Complex / Subdiv: <b>Ocean Park Village</b>		
Services Connected: <b>Community, Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: **Rancher/Bungalow, Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Slab**  
 Rain Screen: **Full**  
 Renovations: **Partly**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Baseboard**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

Reno. Year: **2012**  
R.I. Plumbing: **No**

Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Carport; Single**  
 Locker: **Y**  
 Dist. to Public Transit: **1** Dist. to School Bus: **1**  
 Units in Development: **75** Total Units in Strata: **75**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**  
Legal: **STRATA LOT 65 OF SECTION 17 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW2371 TOGETHER WITH INT**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Adult Oriented, Central Location, Marina Nearby, Private Setting, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 13'0			x			x
Main	Dining Room	11'0 x 9'4			x			x
Main	Kitchen	9'6 x 8'0			x			x
Main	Master Bedroom	14'0 x 10'6			x			x
Main	Bedroom	11'4 x 8'6			x			x
Main	Storage	8'0 x 5'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,037</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	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: <b>19+</b>			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3			No	Pool:
Finished Floor (Total): <b>1,037 sq. ft.</b>	# or % of Rentals Allowed:			4			No	Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest.</b>			5			No	Grg Dr Ht:
Unfinished Floor: <b>0</b>				6			No	
Grand Total: <b>1,037 sq. ft.</b>	Basement: <b>None</b>			7			No	
				8			No	

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

**Ocean Park Village. Best kept secret! 75 rain-screened town-homes, updated vinyl siding and windows, asphalt roofs & carports, with loads of green, walk ways & lush courtyard, within steps of Ocean Park Shopping Center, Crescent Park & Beach. This upper level, 1,037 sq. ft. 2 bedroom, 2 bath one level plan, features updated maple kitchen, white appliances, electric fireplace with fan, updated light fixtures, bathroom fixtures, and water piping, situated in one of the nicest parts of complex over looking green court yard, and enjoys the bright south/west sunshine, 1 covered parking spot & spacious storage area, outside front door. Depreciation Report available, clubhouse, allows barbeques, 2 pets with restr., 19 year age restr., no rentals. Simply move in and enjoy!**