

Features - 216 8139 121A Street

- **Exterior:**

- Exterior: vinyl siding.
- 2020: exterior trim currently being painted
- 2016: deck covering
- Unit located at front of building
- East facing patio overlooking green space
- Patio door with built in screen

Main Level:

- 2020: interior paint
- 2016: wide plank flooring
- Living Room: gas fireplace with white wood surround
- Kitchen: 2016 tile, 2016 quartz counter tops, 2016 Samsung appliances, flat top electric range, double door fridge with freezer on bottom, LG microwave
- Master Bedroom Ensuite 2020 updated fixtures including American Standard toilet, 2016 tile flooring
- Secondary Bedroom: mirrored closet
- Main Bathroom: updated fixtures, 2020 American Standard toilet, faucets, LED lighting, 2016 tile flooring
- Laundry Room: Samsung 2018 washer, 2015 dryer
- Walk in storage room

Mechanics Of Home:

- Electric baseboard heat

Monthly Maintenance Fee: \$294.17

(management, hot water, gas fireplace, garbage, sewer, recreation room and gardening)

Contingency Fund: \$169,866.00 (May 31, 2020)

Gross Taxes 2019: \$1706.53

Units in Complex: 67

Parking Spot: #101 & #102

Storage Locker: #27

Restrictions: Please confirm by reading Bylaws, Rules and Regulations.

Pets: 2 pets, dogs shall not measure more than 18" in height

Ages: No Restrictions

Rentals: Maximum 4 units to be rented at one time

Barbeques: Yes

Recreation Room: pool/ping pong table, mini kitchen, rented for parties

Totals Floor Area: 1,070 sq. ft.

Neighborhood Schools:

Kennedy Trail Elementary: 8305 122A Street

L. A. Matheson Secondary: 9484 122 Street

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. Home size taken from strata plan.



Presented by:
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Active
R2470793
 Board: F
 Apartment/Condo

216 8139 121A STREET
 Surrey
 Queen Mary Park Surrey
 V3W 0Z2

Residential Attached
\$439,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	Original Price: \$439,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1995
Depth / Size (ft.):	Bedrooms: 2	Age: 25
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: MF
Flood Plain: No	Full Baths: 2	Gross Taxes: \$1,706.53
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$294.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 018-872-387
Mgmt. Co's Name: Fraser Campbell Property Manag		Tour:
Mgmt. Co's Phone: 604-585-3276		
View: Yes: East Facing Trees		
Complex / Subdiv: The Birches		
Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm		
Sewer Type: City/Municipal		

Style of Home: 1 Storey, Inside Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage Underbuilding		Locker: Y
Exterior: Vinyl			Dist. to School Bus: 1 block
Foundation: Concrete Perimeter	Reno. Year: 2016	Dist. to Public Transit: 1 block	Total Units in Strata: 67
Rain Screen:	R.I. Plumbing: No	Units in Development: 67	
Renovations: Partly		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water: N	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Natural Gas	# of Fireplaces: 1	Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish: Laminate, Tile	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal**
 Legal: **STRATA LOT 18 SECTION 30 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1504 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, Recreation Center, Storage**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'0 x 12'0			x			x
Main	Kitchen	12'0 x 10'0			x			x
Main	Master Bedroom	13'0 x 12'5			x			x
Main	Bedroom	13'0 x 10'0			x			x
Main	Storage	6'0 x 4'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,070	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total): 1,070 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5			No	Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6			No	
Grand Total: 1,070 sq. ft.				7			No	
				8			No	

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

The Birches. Located on a quiet cul de sac, mature landscaping and trees surrounding property. Well maintained building by Fraser Campbell Property Management, with vinyl siding. Freshly renovated, spacious and bright 1,070 sq. ft. 2 bedroom and 2 full bath plan features: living room gas fireplace, wide plank flooring, fresh paint, quartz counter tops, stainless appliances, updated tile flooring and bathroom fixtures, in suite storage room, private east facing sundeck over looks mature growth trees and street. Recreation room with kitchen, pool and ping pong tables. All ages welcome, pets and rentals with restrictions. 2 parking stalls and locker located in the underground. Walk to shops, restaurants and transit. This home and location are a hidden gem, your next place to call home.