



Presented by:

# Cindy Walker

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**Active**  
**R2474434**  
Board: F  
Apartment/Condo

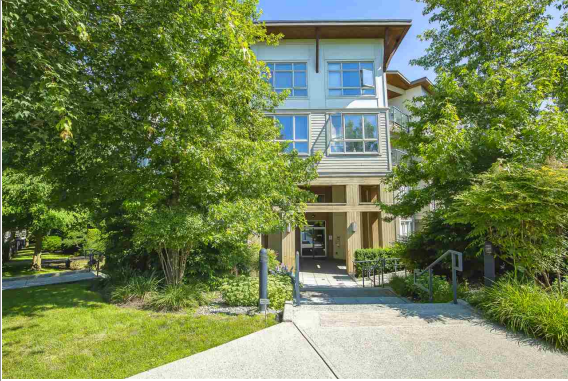
## 420 15918 26 AVENUE

South Surrey White Rock  
Grandview Surrey  
V3Z 5K3

Residential Attached

**\$515,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$515,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2009</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>11</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>\$2,101.38</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure: <b>South</b>	Maint. Fee: <b>\$353.45</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>027-819-302</b>
Mgmt. Co's Name: <b>Quay Pacific Property Mgmt.</b>		Tour:
Mgmt. Co's Phone:		
View: <b>Yes: South Patio/Green Trees</b>		
Complex / Subdiv: <b>The Morgan</b>		
Services Connected: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>1 Storey, Penthouse</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Vinyl</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>2 Blocks</b>	Dist. to School Bus: <b>2 Blocks</b>
Rain Screen:	R.I. Plumbing:	Units in Development: <b>242</b>	Total Units in Strata: <b>242</b>
Renovations:		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:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Tile, Wall/Wall/Mixed</b>	
Type of Roof: <b>Asphalt, Torch-On</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 224, PLAN BCS3219, SECTION 23, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Club House, Elevator, Exercise Centre, Pool; Outdoor, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 10'6			x			x
Main	Kitchen	13'9 x 9'0			x			x
Main	Nook	8'4 x 6'3			x			x
Main	Den	9'6 x 9'0			x			x
Main	Master Bedroom	12'2 x 10'0			x			x
Main	Bedroom	9'9 x 9'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>951</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:			2	Main	3	Yes	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>951 sq. ft.</b>	# or % of Rentals Allowed: <b>100</b>			4			No	Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5			No	Grg Dr Ht:
Unfinished Floor: <b>0</b>				6			No	
Grand Total: <b>951 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)

**The Morgan! Sought after top floor penthouse, 9 to 14 foot ceilings, bright floor to ceiling windows, private southern exposed private sundeck over looking mature growth leaf trees. Show new, tidy, 951 sq. ft. 2 bedroom and den open plan, features tile entrance, maple cabinets, granite counter tops, Whirlpool black appliances, gas range, living room gas fireplace. Amenities include: outdoor pool, exercise, amenity and theater rooms. Well run strata, 2016 Depreciation Report. All ages and rentals welcome, 2 cats or 1 dog, not exceeding 20" at withers, no vicious dogs. 2 parking spots, 1 locker and guest parking. Currently 148 units rented of 242 units in complex. Ideal for home owner or investor. Currently tenanted: \$1800.00 monthly. Walk to Grandview Shops, Sunnyside and Southridge Schools**