

Features Of This Home

Exterior Features:

- Asphalt roof
- Hardie board siding, rock trim
- Situated at back of complex, inside unit
- West exposed fenced rear yard, backs onto green space
- Sundeck off kitchen level, patio off garage level flex space

Main Level:

- 2019: interior paint
- 10 ft. ceilings
- Wide plank light oak flooring
- Living Room: Napoleon electric fireplace
- Dining Room: built in cabinet with mirror
- Kitchen: 2018 stainless appliances, Ikea side door fridge with water and ice, freezer on bottom, Ikea dishwasher, Ikea microwave, Frigidaire electric flat top range, granite countertops, oversized island with room for bar stools
- Master Bedroom: double closets
Ensuite: single sink, granite top, over sized glass shower
- Bedroom#2: oversized closet
- Main Bathroom: single sink, granite top, soaker tub/shower

Additional Room In Garage:

- Electric baseboard heating
- Plumbing and electrical added without permits
- Opens to rear yard
- Ideal for a home office/hair salon

Mechanics Of Home:

- Built in vacuum: power head and tools
- Built in alarm: ADT
- Electric baseboard heat
- Furnace Room: located in garage and houses electric hot water tank

Units in Complex: 65

Gross Taxes 2017: \$2,363.89

Monthly Maintenance Fee: \$280.10
(management, amenities, garbage, gardening)

Contingency Fund: \$267,849.97

Recreation Building: Guest suite, party room with kitchen, mail boxes, located front of complex

Children's Play Center: outdoor space situated middle of complex

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

Parking: Double Tandem Garage and Visitor Parking

Pets: 2 cats or 2 dogs, or 1 dog and 1 cat

Ages: All ages

Rentals: No rental restrictions

Barbeques: Yes

Main Floor: 1,265 sq. ft.

Totals Floor Area: 1,265 sq. ft.

Double Tandem Garage:

Single Car: 21.23' x 10.39'

Back of Garage: 18'87 x 10.39'

- Finished with window, and back door opens to partially covered patio and fenced rear yard. Easy to remove wall and park 2nd vehicle

Neighborhood Schools:

Sunnyside Elementary: 2828 159 Street

Semiahmoo Secondary: 1785 148 Street

Southridge Private School: 2656 160 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. Square footage taken from original marketing material floor plan from developer, shows larger than strata plan



Presented by:
Kimberly Walker
 Homelife Benchmark Realty Corp. (White Rock)
 Cell: 778-828-6186
 www.walkerrealestate.ca
 kimwalker1@live.com

Active **60 2955 156 STREET** Residential Attached
R2524063 South Surrey White Rock **\$609,000** (LP)
 Board: F Grandview Surrey (SP)
 Townhouse V3Z 2W8



Sold Date: Frontage (feet): Original Price: **\$609,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2012**
 Depth / Size (ft.): Bedrooms: **2** Age: **8**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,363.89**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$280.10** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **028-723-651**
 Mgmt. Co's Name: **Dwell** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-821-2999**
 View: **Yes: Natural Greenspace**
 Complex / Subdiv: **Arista**
 Services Connected: **Community, Electricity, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., 3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Stone**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Partly**
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**
 Reno. Year: **2019**
 R.I. Plumbing: **No**
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**
 Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Grge/Double Tandem, Visitor Parking**
 Locker: **N**
 Dist. to Public Transit: **2 Blocks**
 Units in Development: **65**
 Title to Land: **Freehold Strata**
 Dist. to School Bus: **2 Blocks**
 Total Units in Strata: **65**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 60 SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4082**

Amenities: **Guest Suite, In Suite Laundry, Recreation Center**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'62 x 14'25			x			x
Main	Dining Room	11'0 x 9'6			x			x
Main	Kitchen	14'0 x 11'0			x			x
Above	Master Bedroom	12'9 x 12'6			x			x
Above	Bedroom	11'0 x 11'0			x			x
Below	Flex Room	18'9 x 10'4			x			x
Below	Foyer	9'2 x 3'6			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	600	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	600	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below):	65	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total):	1,265 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Allowed			5			No	Grg Dr Ht:
Unfinished Floor:	0				6			No	
Grand Total:	1,265 sq. ft.	Basement: Partly Finished, Separate Entry			7			No	
					8			No	

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

Welcome To Arista! Built by Hayer Homes. Stylish 1,265 sq. ft. 2 bedroom, 2 bath plan backing onto green space creating a private oasis. 2019 interior paint, 2018 stainless appliances, chef's size kitchen, granite counters, oversized kitchen island opens onto large private sundeck. Features 10 ft. ceilings, wide plank flooring, electric fireplace. Park 2 cars or park 1 car with bonus room at back of tandem garage, opens to partially covered patio, and private fenced yard. Strata Fee: \$280.10. All ages, 2 pets and rentals allowed. Community building, guest suite and play ground. Sunnyside Elementary and Semiahmoo Schools, Southridge Private School. Grandview Heights Secondary opening 2021. Walk to Grandview shops, restaurants and Thrifty's grocery store. Quick easy freeway access.