

Features - 2 3268 156A Street

Exterior:

- Shake roof, hardboard siding, vinyl windows
- Front court yard overlooking school yard and Northshore mountains

Interior:

Entrance:

- Front door opens to living Room: 18" ceiling, electric fireplace. Ideal sitting or tv room.
- 1/2 flight of stairs to family room, open sundeck, kitchen, dining area. 9' ceiling, wide plank flooring
- Kitchen: antique white cabinets, granite countertops, Frigidaire appliances, side door fridge, dishwasher, microwave, flat top electric stove
- Powder Room: 2 piece, pedestal sink

Upper Level:

- Master Bedroom: walk in closet, built in cabinets
- Ensuite: double cabinets/sinks, oversized shower, claw soaker tub
- 2 secondary bedrooms
- Main Bath: tub/shower, single sink, white cabinet
- Laundry Closet: Maytag washer, Frigidaire dryer, built in shelving

Added Features:

- Extensive mill work, ceiling detail and wainscotting
- 2' blinds throughout, with blackout curtains in bedrooms
- 2019: electric double hot water tanks, with ozinator, located in crawl space
- Electric baseboard heating
- Built in vacuum
- Built in alarm
- Crawl space storage

Strata Information:

- **Subject to Change - Buyer to Verify if important**

Form B Dated: April 26, 2021

Strata Insurance: December 22, 2020 to December 22, 2021

Depreciation Report Dated: March 2021

Contingency Reserve Fund: \$174,402.43

Maintenance Fee: \$306.11

- hot water, maintenance, recreational facility, landscaping and garbage collection

Restrictions:

Pets: 1 dog or 1 cat (no height or weight restriction)

Age Restriction: No

Rental Restriction: Yes

Smoking Restriction: Yes

Barbeques: Propane. No briquet barbeques.

Double Side by Side Garage: built in work bench

Gross Taxes 2020: \$3,072.29

Main Floor: 825 sq. ft.

Upper Floor: 800 sq. ft.

Lower Floor: 70 sq. ft.

Total Floor Area: 1,695 sq. ft.

Neighborhood Schools:

Morgan Elementary: 3366 156A Street

Earl Marriott Secondary: 15751 16 Avenue

Grandview Secondary: 16987 35 Avenue - opening soon

Disclaimer: House size taken from original marketing plan. Strata plan shows smaller. Although information, strata information, marketing materials and measurements are deemed to be correct are not guaranteed and are to be verified by buyer.



Presented by:

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Active
R2571644

Board: F
Townhouse

2 3268 156A STREET

South Surrey White Rock
Morgan Creek
V3Z 9T1

Residential Attached

\$829,900 (LP)

(SP)



| | | |
|---|-----------------------------|----------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$829,900 |
| Meas. Type: Feet | Frontage (metres): | Approx. Year Built: 2009 |
| Depth / Size (ft.): | Bedrooms: 3 | Age: 12 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: MF |
| Flood Plain: No | Full Baths: 2 | Gross Taxes: \$3,072.29 |
| Council Apprv?: No | Half Baths: 1 | For Tax Year: 2020 |
| Exposure: | Maint. Fee: \$306.11 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 028-037-553 |
| Mgmt. Co's Name: Steadfast Properties | | Tour: Virtual Tour URL |
| Mgmt. Co's Phone: 604-854-1734 | | |
| View: No : | | |
| Complex / Subdiv: Gateway At Morgan Creek | | |
| Services Connected: Community, Electricity, Sanitary Sewer, Storm Sewer, Water | | |
| Sewer Type: City/Municipal | | |

| | | | |
|---|---|--|--------------------------------------|
| Style of Home: 3 Level Split, 3 Storey | Total Parking: 2 | Covered Parking: 2 | Parking Access: Front |
| Construction: Frame - Wood | Parking: Garage; Double, Visitor Parking | | |
| Exterior: Fibre Cement Board | | | Locker: N |
| Foundation: Concrete Perimeter | Reno. Year: | Dist. to Public Transit: 2 Blocks | Dist. to School Bus: 2 Blocks |
| Rain Screen: | R.I. Plumbing: | Units in Development: 25 | Total Units in Strata: 25 |
| Renovations: | | Title to Land: Freehold Strata | |
| Water Supply: City/Municipal | Metered Water: | Property Disc.: Yes | |
| Fireplace Fuel: Electric | R.I. Fireplaces: | Fixtures Leased: No : | |
| Fuel/Heating: Electric | # of Fireplaces: 1 | Fixtures Rmvd: No : | |
| Outdoor Area: Fenced Yard | | Floor Finish: Softwood, Wall/Wall/Mixed | |
| Type of Roof: Wood | | | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management**
 Legal: **STRATA LOT 21 SECTION 26 TWP 1 NW DISTRICT STRATA PLAN BCS3249 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **None**

Site Influences: **Golf Course Nearby, Private Setting, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Vacuum - Built In, Vaulted Ceiling**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|--------------|-----------------------|--------------------|-------|------|------------|-------|------|------------|
| Below | Living Room | 24'0 x 12'8 | | | x | | | x |
| Main | Dining Room | 12'0 x 9'0 | | | x | | | x |
| Main | Kitchen | 13'0 x 9'0 | | | x | | | x |
| Main | Family Room | 9'0 x 8'0 | | | x | | | x |
| Above | Master Bedroom | 12'0 x 10'5 | | | x | | | x |
| Above | Bedroom | 11'0 x 10'5 | | | x | | | x |
| Above | Bedroom | 10'6 x 8'5 | | | x | | | x |
| Below | Foyer | 10'0 x 5'0 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|--------------|-------------|------------|---------------------------|
| Finished Floor (Main): 825 | # of Rooms: 8 | # of Kitchens: 1 | # of Levels: 3 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 800 | Crawl/Bsmt. Height: 4' | | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): 70 | Restricted Age: | | | 2 | Above | 4 | No | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: 2 | Cats: Yes | Dogs: Yes | 3 | Above | 5 | Yes | Pool: |
| Finished Floor (Total): 1,695 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | No | Garage Sz: 20x18'6 |
| | Bylaws: Pets Allowed w/Rest., Rentals Not Allowed | | | 5 | | | No | Grg Dr Ht: |
| Unfinished Floor: 0 | Basement: Crawl | | | 6 | | | No | |
| Grand Total: 1,695 sq. ft. | | | | 7 | | | No | |
| | | | | 8 | | | No | |

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

Gateway At Morgan Creek. Boutique complex of 25 homes, sides onto parkland & Morgan Creek Elementary School, steps to golf course. Home is located on quiet side of complex, features side by side double garage, superior finish includes: shake roof, hardboard siding, interior detailed mill work, maple cabinets, granite counters, stainless appliances, maple hardwood flooring. 1,695 sq. ft. split level plan. Fenced front yard opens to living room. Above main kitchen, sundeck, dining & family room, spacious 2 piece powder. Upper level full bath, 3 large bedrooms, includes master suite with sundeck that over looks park & mountains, walk in closet, ensuite with double sinks, claw tub, oversized shower. Blocks to Earl Marriot, Southridge Private School, Shops at Morgan, plus quick freeway access.