

Features: 16 15355 26 Avenue

Exterior Features:

- 2021: asphalt roof
- Corner unit
- Vinyl siding
- Vinyl windows
- Backyard paving stones

Main Level:

- 2020: interior paint
- 2011: Renovation
- Updated light fixtures on main and lower floors
- 2' hunter Douglas blinds
- Engineered hardwood on main and lower level
- Carpet on upper levels
- Wainscotting, baseboards and moldings
- Living Room: gas fireplace, open to front deck
- Bathroom: 2 piece, 2011 cabinets, granite counter-tops and light fixtures
- Kitchen: Frigidaire electric stove, microwave and fridge, 2020 Whirlpool dishwasher, opens to rear deck and yard, updated kitchen cabinets, granite counter tops
- Nook: wrap around windows

Upper Level:

- Master Bedroom: walk in closet
- Ensuite: glass shower, single sink, updated light fixtures
- 2 secondary bedrooms
- Main Bathroom: tub/shower
- Laundry: 2020 Whirlpool washer and dryer

Lower Level:

- Flex Room/4th Bedroom
- Bathroom: 2011 walk in glass shower

Mechanics Of Home:

- 2011: Built in vacuum
- 2011: Built in alarm
- 2020: hot water tank
- Forced air furnace: regularly serviced
 - Forced air on main and lower level
 - Electric baseboard on upper level

Monthly Maintenance Fee: \$306.46

(management, amenities, garbage, gardening)

Contingency Fund: \$186,129.54 (May 10, 2021)

Recreation Building: Party Room, \$200.00 damage deposit required

Gross Taxes 2020: \$2,346.39

Units in Complex: 83

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

Parking: Double Garage and Visitor Parking

Pets: 2 pets. (no vicious dogs)

Ages: All ages

Rentals: 1 strata lot to be rented at any time

Barbeques: Propane or electric ok

Main Floor: 627 sq. ft.

Upper Floor: 618 sq. ft.

Lower Floor: 460 sq. ft.

Totals Floor Area: 1,705 sq. ft.

Double Garage

Neighborhood Schools:

Jessie Lee Elementary: 2064 154 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 marketing plan. Strata plan shows smaller.



Presented by:
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Active **16 15355 26 AVENUE** Residential Attached
R2584584 South Surrey White Rock **\$729,000 (LP)**
 Board: F King George Corridor (SP)
 Townhouse V4P 1C4



Sold Date: Frontage (feet): Original Price: **\$729,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2000**
 Depth / Size (ft.): Bedrooms: **3** Age: **21**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **MF**
 Flood Plain: **No** Full Baths: **3** Gross Taxes: **\$2,346.39**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$306.46** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **024-785-962**
 Mgmt. Co's Name: **Leonis Management** Tour:
 Mgmt. Co's Phone: **604-575-5474**
 View: **Yes: Private Rear S/E Yard**
 Complex / Subdiv: **South Wind**
 Services Connected: **Community, Electricity, Natural Gas**
 Sewer Type: **Community**

Style of Home: **2 Storey w/Bsmt., 3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Forced Air, Natural Gas**
 Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**
 Reno. Year: **2011**
 R.I. Plumbing: **No**
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**
 Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Locker: **N**
 Dist. to Public Transit: **2 Blocks**
 Units in Development: **83**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Recreation Facility, Sewer, Snow removal**
 Legal: **LMS3292 LOT 83 LD36 SECTION 23 TWP1**

Amenities: **Playground, Recreation Center**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security System, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 12'7			x			x
Main	Kitchen	9'0 x 8'0			x			x
Main	Dining Room	9'3 x 7'0			x			x
Main	Family Room	11'3 x 9'3			x			x
Above	Master Bedroom	11'0 x 10'8			x			x
Above	Bedroom	10'2 x 9'5			x			x
Above	Bedroom	10'0 x 9'8			x			x
Bsmt	Recreation	17'0 x 10'0			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	627	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	618	Crawl/Bsmt. Height: 8'			1	Main	2	No	Barn:
Finished Floor (Below):	460	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Yes	Dogs: Yes	3	Above	3	No	Pool:
Finished Floor (Total):	1,705 sq. ft.	# or % of Rentals Allowed:			4	Bsmt	3	Yes	Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5			No	Grg Dr Ht:
Grand Total:	1,705 sq. ft.	Basement: Fully Finished			6			No	
					7			No	
					8			No	

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

South Wind. Renovated 1,705 sq. ft. corner plan. Main floor living/dining room, gas fireplace, opens to front sundeck, 2 piece powder, kitchen opens to family room, sundeck & sunny fenced south/east rear yard. Upper level 3 bedrooms & 2 full baths. Basement games room or 4th bedroom, 3 piece bath, includes new walk-in shower. Renovations: freshly painted interior, updated engineered hardwood flooring, kitchen & bath cabinets, granite tops, plumbing & light fixtures, central vacuum, alarm, backyard paving stones, 2020 dishwasher/washer/dryer/hot water tank. Double garage & visitor parking. Well run strata, families, 1 dog/cat welcome, new asphalt roofs. Steps to Sunnyside Park & Pool, Southpoint Shopping. Minutes to Jessie Lee Elementary & Semiahmoo Secondary schools, and White Rock beach.

FLOOR PLANS

STRATA PLAN LMS3292

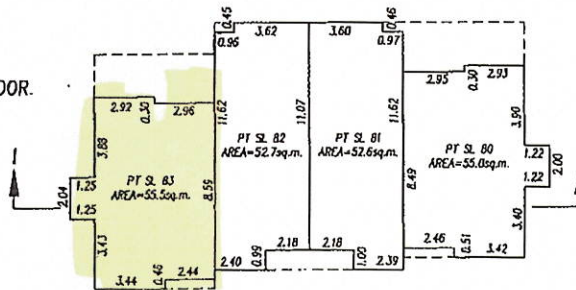
PHASE 3

SCALE 1:200
0 5 10 15
ALL DISTANCES IN METRES

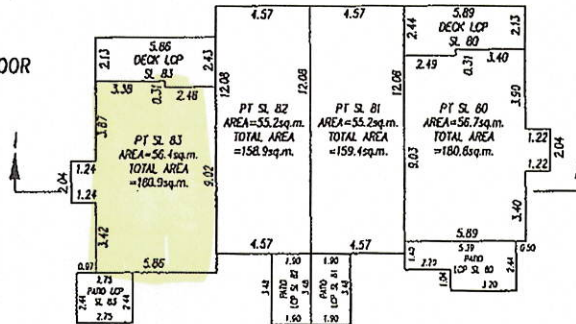


BLOCK 5

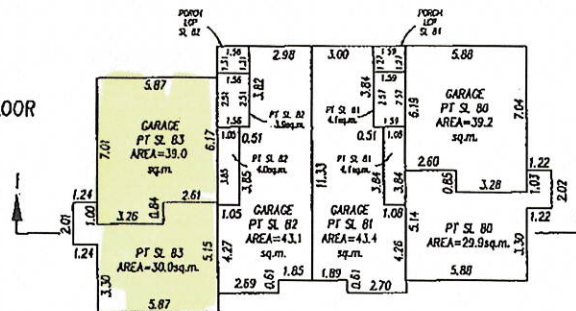
UPPER FLOOR.



MAIN FLOOR



LOWER FLOOR



G.A.R.

DATED THIS 2nd DAY OF May 2000.

B.C.L.S.