

Features - 31 15717 Mountain View Drive

Exterior:

- Fiberglass/asphalt roof
- Hardboard siding,
- Vinyl windows
- Corner plan sides onto beautiful landscaped garden, including community garden: 12 spots
- Private, fenced and extra deep, south facing private rear yard with concrete patio, off kitchen level
- Mature landscaping includes hedging
- Rear patio Gas BBQ hookup

Interior:

Entrance:

- Foyer: wide plank laminate flooring, built in bench, storage and coat area, wood wall finish

Main Floor:

- Open Concept - 9 foot ceiling - crown molding
- Great Room/Dining Area: electric fireplace, tile feature wall
- Kitchen: white kitchen, soft close drawers, expansive island, quartz counter tops, Panasonic microwave, Frigidaire dishwasher, fridge and 4 burner gas range,
- Large walk in pantry: shelving
- Main Bathroom: 2 piece, with updated sink, live edge finish, wood wall finish

Upper Level:

- Master Bedroom: walk in closet
- Ensuite oversized glass shower with seat, double sinks, quartz counter top
- 2 Secondary Bedrooms
- Main Bathroom: quartz counter, 4 piece, tub/shower
- Laundry Closet: side by side LG washer and dryer, shelving

Added Features:

- Wide plank laminate flooring throughout entrance and main level
- Carpet on stairs and upper level
- 2 inch blinds throughout
- Natural gas forced air furnace and Navien hot water on demand, located in garage closet
- Heat pump option: some units have upgraded

Gross Taxes 2020: \$2,248.88

Strata Information

- Strataco Management: 604-294-4141
- Subject to Change - Buyer to Verify if important

Form B Dated: August 2021

Strata Insurance: July 1, 2021 to July 1, 2022, on file

Depreciation Report: none, complex 3 years new

Home Warranty Remaining:

- 5 year building envelope
- 10 year structural

Maintenance Fee: \$282.83

- maintenance, recreational facility, landscaping, garbage collection, snow removal, sump pump

Clubhouse: 2 level includes kitchen, banquet tables

- \$25.00 per use charge, maximum 30 people, no alcohol

Restrictions:

Pets: 2 cats or 2 dogs, or one of each. No height or weight restriction. See bylaws for further clarification.

Age Restriction: No

Rental Restriction: No

Smoking Restriction: Yes, in common area

Barbeques: Yes, propane, electric, natural gas. No, briquette

Main Floor: 641 sq. ft.

Upper Floor: 680 sq. ft.

Lower Floor: 178 sq. ft.

Total Floor Area: 1,499 sq. ft.

Double Tandem Garage: 556 sq. ft.

Extra wide 2nd bay, extra deep, ideal for workshop, work out area, or extra storage.

Guest Parking: through out complex, plus 2 spots beside home

Neighborhood Schools:

Sunnyside Elementary: 2828 159 Street

Grandview Heights Secondary: 16987 35 Avenue

Southridge Private School: 2656 160 Street

Parks: Walk to Mountain View and Oliver Parks, Wills Brook Dog Park

Shopping: Shops at Grandview - 15765 Croydon

Exclusions: great room tv and bracket, brd. curtains

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**
R2606030Board: F
Townhouse**31 15717 MOUNTAIN VIEW DRIVE**

South Surrey White Rock

Grandview Surrey

V3Z 0C6

Residential Attached

\$919,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$919,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2018**
 Frontage(feet): Bathrooms: **3** Age: **3**
 Frontage(metres): Full Baths: **2** Zoning: **MF**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,248.88**
 Sq. Footage: **0.00** For Tax Year: **2020**
 Flood Plain: **No** P.I.D.: **030-295-301** Tax Inc. Utilities?: **No**
 View: **Yes : Private South Yard off Kitchen** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Olivia Corner Plan**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., End Unit**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen: **Full**
 Metered Water:
 R.I. Plumbing: **No**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Grge/Double Tandem, Visitor Parking**
 Dist. to Public Transit: **3 blocks** Dist. to School Bus: **3 blocks**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **Yes: Bedroom curtains/rods**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **SL 31 SECT 23 TWP 1 NEW WEST DIST STRATA PLAN EPS4488 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, Garden, Playground**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Vaulted Ceiling**

Finished Floor (Main): **641**
 Finished Floor (Above): **680**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **178**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,499 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,499 sq. ft.**

Suite: **None**
 Basement: **Full**
 Crawl/Bsmt. Ht: **8'** # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **7**

Units in Development: **37** Tot Units in Strata: **37** Locker: **No**
 Exposure: **South** Storeys in Building: **3**
 Mgmt. Co's Name: **Straco Management** Mgmt. Co's #: **604-294-4141**
 Maint Fee: **\$282.83** Council/Park Apprv?: **No**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal, Water**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed, Smoking Restrictions**
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed: **100%**
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	10' x 4'			x	1	Main	2	No
Main	Great Room	17'6 x 12'			x	2	Above	4	Yes
Main	Kitchen	14' x 11'			x	3	Above	4	No
Main	Dining Room	13'5 x 10'			x	4			No
Above	Master Bedroom	11'3 x 10'6			x	5			No
Above	Bedroom	10'6 x 8'4			x	6			No
Above	Bedroom	10'3 x 9'			x	7			No
		x			x	8			No

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

Welcome to boutique "Olivia" by award-winning Woodbridge and Park Ridge. Located in a quiet, hillside neighbourhood. Walking distance to shops, playgrounds, schools and transit. Only 3 years new, this rare END UNIT has the ideal location, adjacent to beautiful landscaped garden. Private, fenced, expansive, sunny, south-exposed yard off kitchen/main level. Like new unit boasts over-sized tandem garage, wide 2nd bay with room for workshop/home gym. Enjoy a bright main level with 9 ft ceiling, crown, walk-in pantry, powder room and modern kitchen with quartz counters and gas range. 3 beds, 2 baths and laundry upstairs. Master suite features walk-in closet, over-sized shower, double sinks. Forced-air furnace and Navien hot water on demand. Welcome families, 2 pets, rentals.



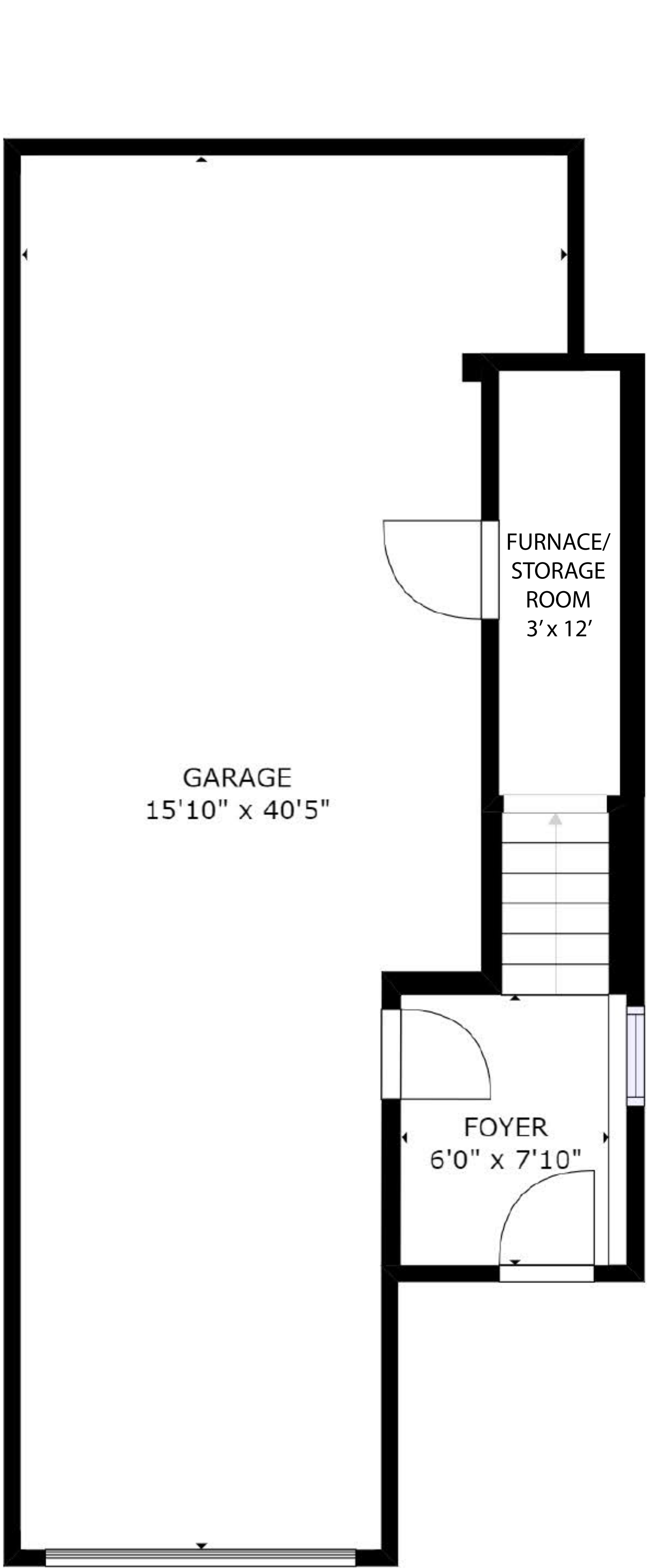
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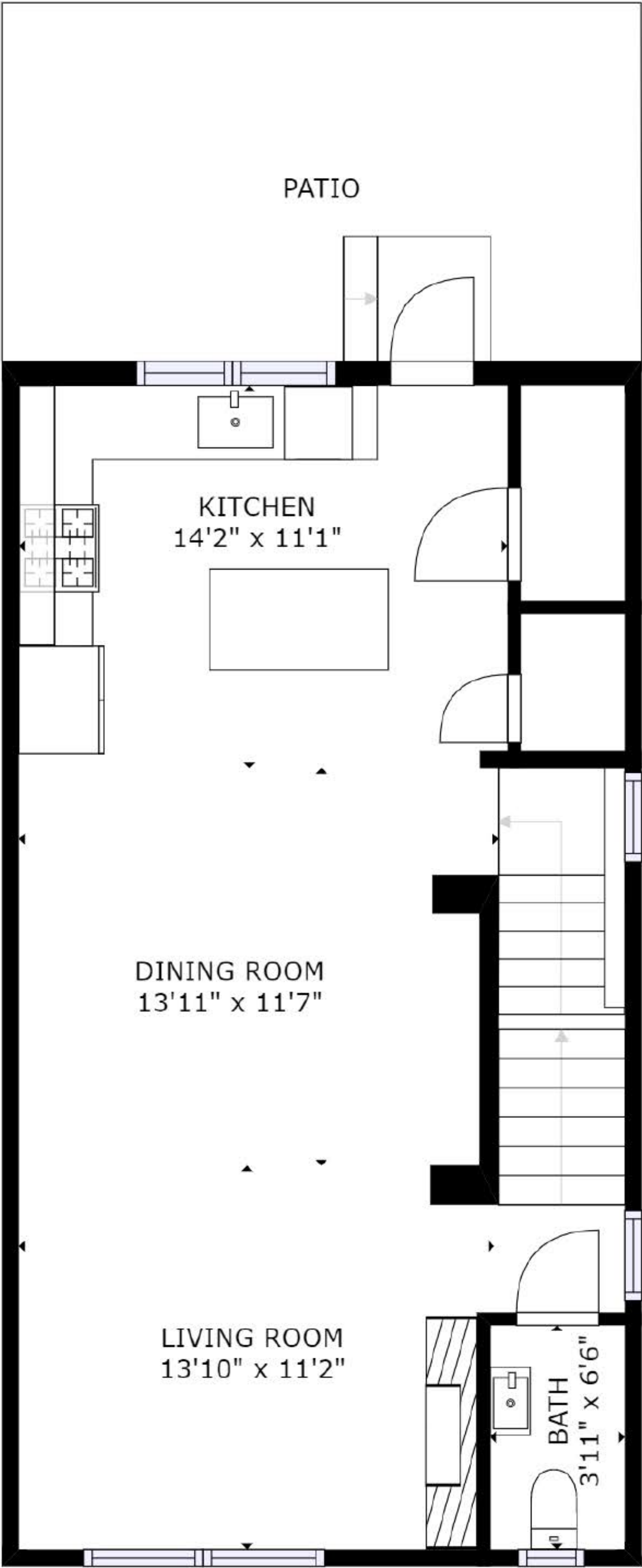
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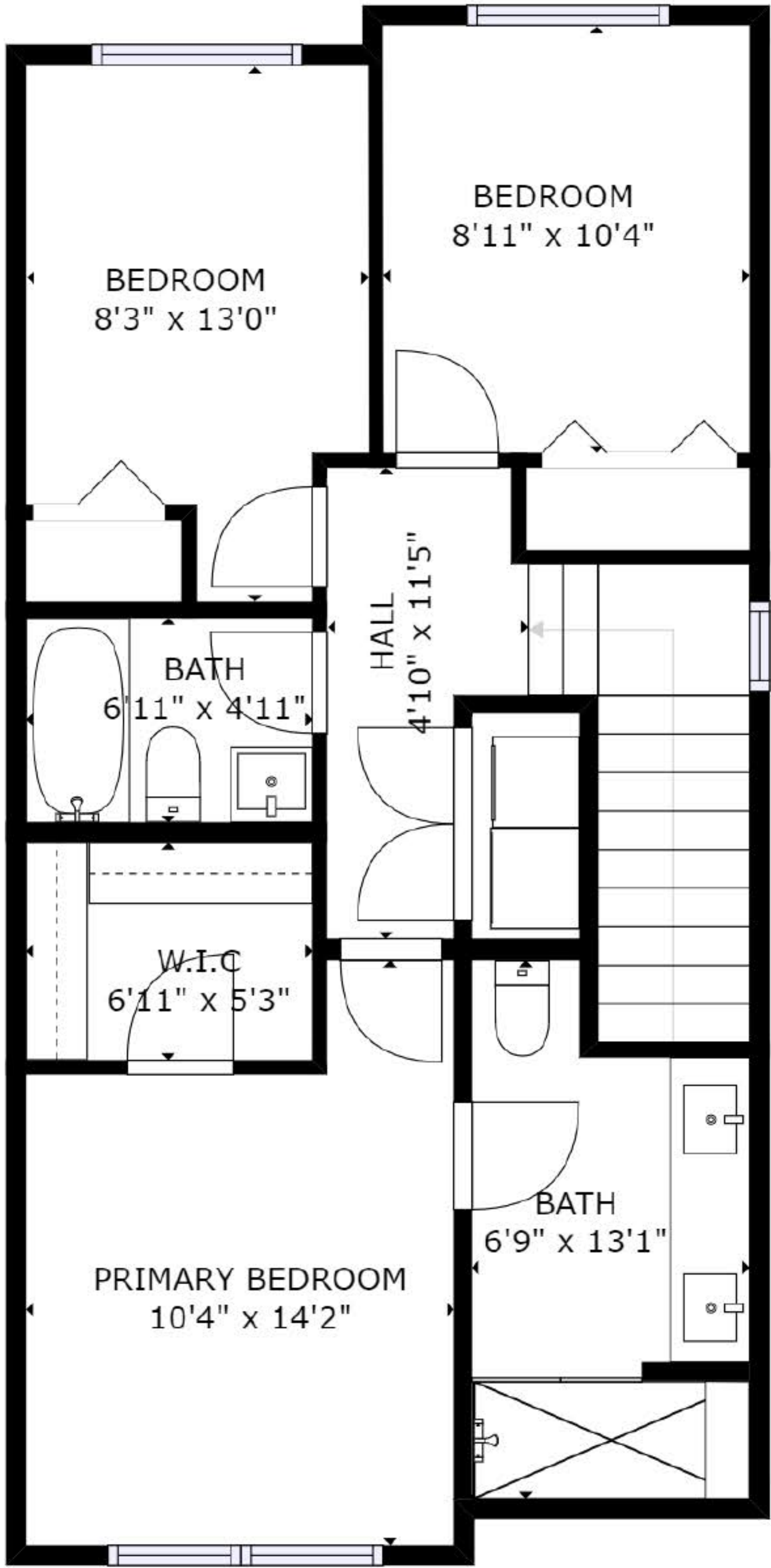
31 15717 Mountain View Dr,
Surrey, BC



FLOOR 1



FLOOR 2



FLOOR 3

DISCLAIMERS:
1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE.
ROOM DIMENSIONS ARE APPROXIMATE. FLOOR PLAN IS CREATED FROM 3D SCANNING.
MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE NOT E&O INSURED.
2. ALL AREAS MAY NOT BE INCLUDED IN THE FLOOR PLAN.
3. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTOR(S) ON THIS FLOOR PLAN.

[Created Aug 4, 2021]

