

Features - 208 1840 E Southmere Crescent

Strata Lot:

- Southwest corner unit
- Private pool access: shared with 2 other buildings
- **Exterior:**
 - Tar and gravel roof: 12 years old (15-20 year lifespan)
 - Asphalt Roof: 14 years old (20-25 year lifespan)
 - Vinyl windows
 - Brick and vinyl siding
 - Rain screened: 2003

Interior:

Main Floor:

- Foyer: walk in coat closet
- Living / Dining Room: gas fireplace, open to private patio overlook green space
- Kitchen: white appliances, garden window, 2018 Electric LG oven, food disposal
- Master Bedroom: Walk in closet
- Cheater Ensuite: 2021 bath fitter tub/shower, single sink
- Laundry closet: stacker washer and dryer

Mechanics of Home:

- Electric baseboard heating
- Gas fireplace - seller does not operate
 - gas included in maintenance fee

Building - See Depreciation Report - 2017

- 2014: hot water tanks replaced
- Elevator serviced on regular basis
- Parking garage waterproofing membrane replaced in 2017

Gross Taxes 2021: \$2,797.98

Form B Dated: February 14, 2022

Units in Strata: 42

Contingency Reserve Fund: \$282,378.10

Depreciation Report: September 11, 2017

Insurance Effective: July 26, 2021

Maintenance Fee: \$347.19

- management, garbage pick up, gardening, sewer and snow removal, pool access
- Note: seller does not use fireplace. Additional \$38.33 added to maintenance fee for use. See AGM 2021

Parking #32: 1 underground spot

Storage Locker #8

Confirm Bylaws

1 Pet: one cat, no dogs

Age Restriction: 19+

Rental Restriction: No Rentals

Barbeque: electric or propane only

Smoking Bylaw: must not smoke within 7.5 meters of the building

Main Floor: 966 sq. ft.

Total Floor Area: 966 sq. ft.

- taken from strata plan

Disclaimer: Although information, marketing materials and measurements are deemed to be correct are not guaranteed.

House size taken from strata plan. Buyer to verify, if important prior removing conditions.



Presented by:
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Active
R2650441
 Board: F
 Apartment/Condo

208 1840 E SOUTHMERE CRESCENT

South Surrey White Rock
 Sunnyside Park Surrey
 V4A 9C5

Residential Attached

\$499,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?:
 Meas. Type: **Feet** Bedrooms: **1**
 Frontage(feet): Bathrooms: **1**
 Frontage(metres): Full Baths: **1**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: **No** P.I.D.: **010-437-371**
 View: **Yes :South/West Corner Plan**
 Complex / Subdiv: **Southmere Mews**
 Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

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

Style of Home: **1 Storey, Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt, Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 21 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW2738 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Pool; Outdoor**

Site Influences: **Adult Oriented, Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): **966**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **966 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **966 sq. ft.**

Units in Development: **42**
 Exposure: **Southwest**
 Mgmt. Co's Name: **Leonis Management**
 Maint Fee: **\$347.19**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal, Water**

Tot Units in Strata: **42** Locker:
 Storeys in Building: **3**
 Mgmt. Co's #: **604-575-5474**
 Council/Park Apprv?:

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht.:
 # of Kitchens: **1**

of Levels: **1**
 # of Rooms: **6**

Bylaws Restrictions: **Age Restrictions, Rentals Not Allowed**
 Restricted Age: **19+**
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: **1** Cats: **Yes** Dogs: **No**

Floor	Type	Dimensions
Main	Foyer	10'0 x 4'0
Main	Living Room	14'7 x 12'11
Main	Dining Room	10'7 x 9'10
Main	Kitchen	10'3 x 8'2
Main	Bedroom	17'5 x 10'11
Main	Walk-In Closet	7'8 x 4'11
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Above	4	Yes
2			No
3			No
4			No
5			No
6			No
7			No
8			No

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

Southmere Mews! Rain screened and well-run quiet building with friendly neighbors, outdoor pool. Steps to Semiahmoo Mall. Well maintained move in ready exceptionally bright open south/west corner plan, with loads of windows. 1 bed/1 bath, 917 sq. ft. Large kitchen, garden window over sink, white appliances, 2018 electric LG oven. Spacious living and dining room with gas fireplace, walks out to western exposed patio, overlooking green park. Expansive master bedroom, walk in closet, cheater ensuite, 2021 bath fitter tub/shower and single sink. Stacking washer/dryer. Loads of closet space. 1 underground parking stall, 1 storage locker, no rentals, 19+ age restriction, 1 cat, no dogs, propane/electric barbeques. \$347.19 strata fee. This home is a real gem!



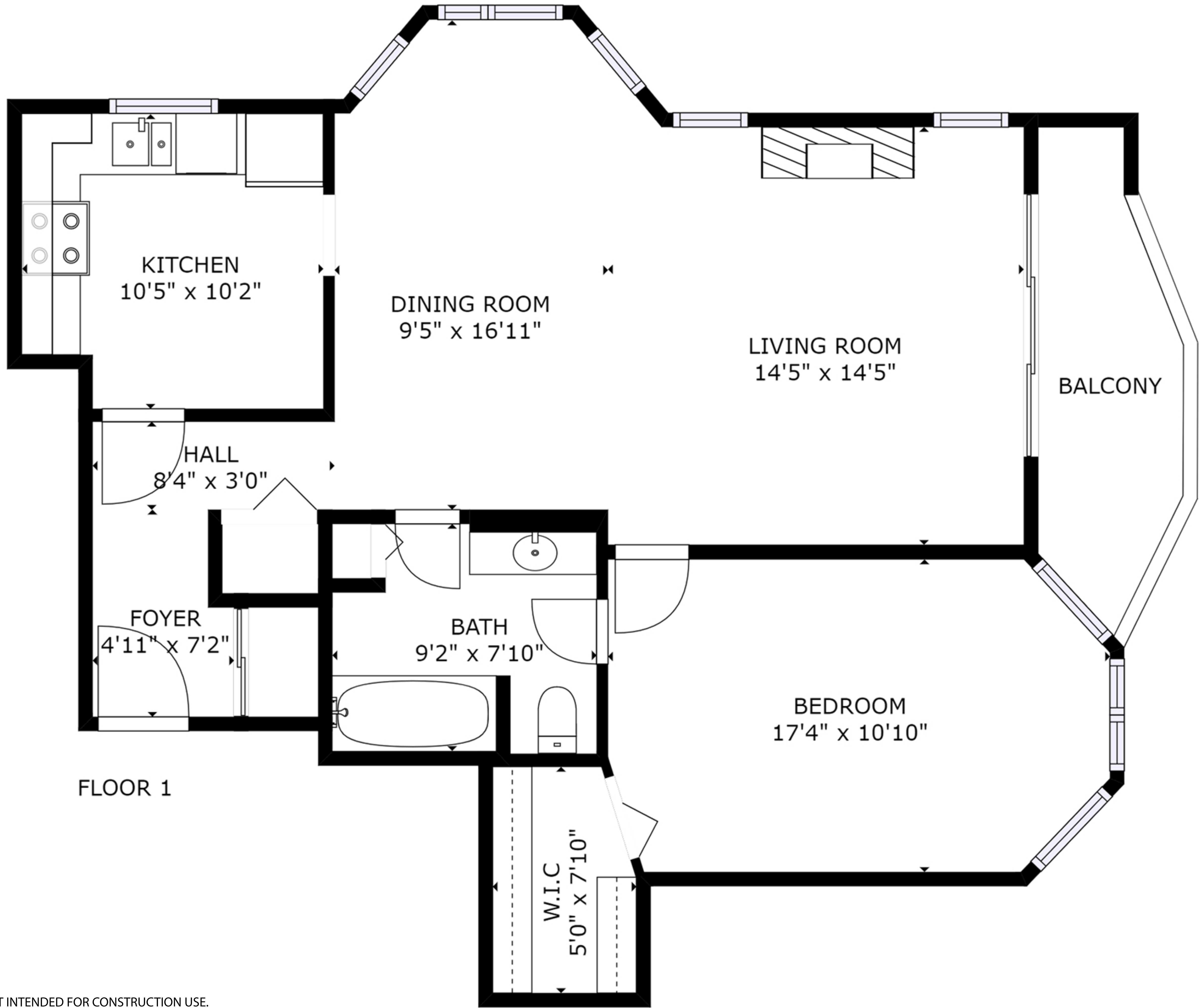
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Surrey, BC



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.