

Features - 304 15795 Croydon Drive

Strata Lot:

- Southeast corner plan with windows on 2 sides
- Sundeck offers 180 degree views of north shore mountains, clear to Mt. Baker

Exterior:

- Torch on roof
- Hardy board siding, vinyl windows

Interior:

Main Floor:

- 9 ft ceilings
- Great Room: electric fireplace with white hearth, opens to sundeck
- Kitchen: quartz counter top and island, dark kitchen, stainless steel appliances, electric flat top range
- Master Bedroom: walk in closet
Ensuite: single sink, granite countertop, extra wide shower
- Secondary Bedroom
- Main Bathroom: soaker tub/shower, granite counter tops and single sink
- Laundry Room: GE front loading washer and dryer

Mechanics of Home:

- Electric baseboard heating
- Electric fireplace

Gross Taxes 2021: \$2,210.23

Form B Dated: April 1 2022

Contingency Reserve Fund: \$844,856, April 1, 2022

Strata Lots: 268 / \$3152.44 per unit

Caretaker Suite: Yes

Depreciation Report: April 2020

Insurance: Capri CMW - Expires April 2023

Maintenance Fee: \$394.95

- management, garbage pick up, gardening, sewer and snow removal

Parking: #199

Storage Locker: #100

Confirm Bylaws - Subject to Change

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

Age Restriction: 19+

Rental Restriction: 66 rentals allowed
- currently 66 lots currently rented

Barbeque: electric or gas, with fitted safety lid

Main Floor: 985 sq. ft.

Total Floor Area: 985 sq. ft.

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:
Cindy Walker
 Homelife Benchmark Realty Corp. (White Rock)
 Contc: 604-889-5004
 www.WalkerRealEstate.ca
 info@walkerrealestate.ca



Active **304 15795 CROYDON DRIVE** Residential Attached
R2670524 South Surrey White Rock **\$719,900 (LP)**
 Board: F Grandview Surrey (SP)
 Apartment/Condo V3Z 2L6



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$719,900**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2010**
 Frontage(feet): Bathrooms: **2** Age: **12**
 Frontage(metres): Full Baths: **2** Zoning: **MF**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,210.23**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: **No** P.I.D.: **028-096-436** Tax Inc. Utilities?: **No**
 View: **Yes :S/E Corner Plan Mt. Baker** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Morgan Crossing**
 Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, End Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Construction: **Concrete, Frame - Wood** Parking: **Garage; Underground**
 Exterior: **Fibre Cement Board** Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
 Foundation: **Concrete Slab** Title to Land: **Freehold Strata**
 Renovations: Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: Fixtures Leased: **No**
 Fireplace Fuel: **Electric** Rain Screen: Fixtures Rmvd: **Yes: Anything owned by tenant**
 Fuel/Heating: **Electric** Metered Water: Floor Finish: **Laminate, Wall/Wall/Mixed**
 Outdoor Area: **Balcony(s)** R.I. Plumbing: **No**
 Type of Roof: **Torch-On**

Legal: **STRATA LOT 251 SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3659**

Amenities: **Elevator, Recreation Center**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): 0	Units in Development: 289	Tot Units in Strata: 289	Locker: Yes
Finished Floor (Above): 985	Exposure: Southeast	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Re/Max Property Management	Mgmt. Co's #: 604-248-0759	
Finished Floor (Below): 0	Maint Fee: \$394.00	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal, Water		
Finished Floor (Total): 985 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions		
Grand Total: 985 sq. ft.	Restricted Age: # of Pets: 2	Cats: Yes	Dogs: Yes
Suite: None	# or % of Rentals Allowed: 66#		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details: 6 month minimum rental		
# of Kitchens: 1	# of Rooms: 5		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Great Room	19'6 x 12'9			x	1	Main	4	No
Main	Dining Room	11'11 x 11'6			x	2	Main	3	Yes
Main	Kitchen	11'4 x 7'7			x	3			No
Main	Master Bedroom	14'7 x 10'0			x	4			No
Main	Bedroom	11'0 x 10'4			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

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

The Residence - Morgan Crossing. Luxury 985 sq. ft. 2 bedroom, 2 full bath, south/east corner plan, with loads of windows, natural light, views of the North Shore Mountains clear to Mt. Baker. High ceilings, open concept, great room electric fireplace, open to dark kitchen, spacious island, granite tops, stainless appliances, open to large dining area and sundeck. Main bedroom, walk in closet, ensuite with over sized walk in shower. Maintenance fee includes hot water. All ages, 2 pets(1 dog/1 cat, or one of each),limited rentals. Propane/electric barbeques. Recent depreciation report and healthy contingency fund. Ideal location, above the shops, walk to Thrifty's, London Drugs, gym, transit. Call today for private viewing.