

Features - 15883 Alder Place

Complex:

Strata Plan NWS 648

44 homes - 15827 to 15913 Alder Place

Exterior:

- Asphalt Roof replaced: approximately 2010
- Cedar siding painted: approximately 2013
- Feb. 2022 AGM: Voted \$50,000 from contingency fund to begin replacing windows/doors, as needed
- Bright end unit with loads of windows
- East facing rear expansive wrap around treated wood deck constructed in 2019 walks out to Alderwood Park, with view of pond. Received strata council approval.

Interior:

Main Floor:

- 2018 Laminate flooring
- 2018 Kitchen Upgraded, with strata council approval including: tile flooring, build in banquette/nook table, floor to ceiling sage cabinetry & pantry, quartz counter tops, undermount sink, Haier fridge, Frigidaire induction electric stove, microwave and Bosch dishwasher
- Great Room/Dining Area: wood burning fireplace (regularly serviced), overlooks Alderwood Park and open to sundeck
- Master Bedroom: sliding doors open to sundeck, with views of Alderwood Park
- Ensuite: 2 piece
- Secondary Bedroom, with view of Duck Pond
- Main Bathroom: tub/shower, single sink

Unfinished Basement:

- Three small outside windows provide ventilation - strata has approved size increase for other unit basement windows in complex
- Finished 3rd bedroom
- Roughed in 3 piece bath
- Laundry Area: LG washing machine, dryer
- Workshop area and open space

Added Features:

- 2015 hot water tank
- 2021 forced air furnace

Units in Strata: 44

Strata Insurance: October 2021 to October 2022

Depreciation Report: Feb. 2022 AGM - Opted out

Contingency Reserve Fund Bank Account: \$196,678

- Reported May 2022, in June 2022 Strata Council Meeting

Maintenance Fee: \$471.61

- covers maintenance, landscaping, garbage collection, snow removal

Restrictions - See Bylaws, for clarification

Pets: 2 cats or 2 dogs, or one cat and one dog, any size

Age Restriction: Families welcome. Children playing on common property must be supervised

Rental Restriction: maximum 5 strata lots to be rented at one time, no secondary suites or short term rentals

Smoking Restriction: not within 7.5 meters of a door or window

Barbeques: yes

Wood fireplaces: yes - units built with wood fireplaces

Gross Taxes 2022: \$2,471.99

Main Floor: 1,021 sq. ft.

Basement: 1,045 sq. ft.

Total Floor Area: 2,066 sq. ft.

- Measurements taken from building plans

Basement: 1 bedroom finished/rest unfinished

Double Carport: closed in rear/sides

- EV Charge Outlet Installation

- Request in writing to strata council

Neighborhood Schools:

Peace Arch Elementary: 15877 Roper Avenue

Earl Marriott Secondary: 15751 16 Avenue

Shopping: Semiahmoo Mall - 1701 152 Street

Disclaimer: House size taken from building plans. 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
R2711702

Board: F
 Townhouse

15883 ALDER PLACE

South Surrey White Rock
 King George Corridor
 V4A 5J1

Residential Attached

\$799,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$799,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1976**
 Frontage(feet): Bathrooms: **2** Age: **46**
 Frontage(metres): Full Baths: **1** Zoning: **MF**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,471.90**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: **No** P.I.D.: **001-476-254** Tax Inc. Utilities?: **No**
 View: **Yes : Alderwood Park and Pond** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Alderwood II**
 First Nation Reserve:
 Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2018**
 Rain Screen:
 Metered Water:
 R.I. Plumbing: **Yes**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**
 Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **2 Blocks**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 16 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW648 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATALOT AS SHOWN ON FORM 1**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Setting, Private Yard, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,021	Units in Development: 44	Tot Units in Strata: 44	Locker: No
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Hugh and McKinnon	Mgmt. Co's #: 604-531-4624	
Finished Floor (Below): 0	Maint Fee: \$471.61	Council/Park Apprv?: No	
Finished Floor (Basement): 159	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 1,180 sq. ft.			
Unfinished Floor: 886	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Grand Total: 2,066 sq. ft.	Restricted Age: # of Pets: 2		Cats: Yes Dogs: Yes
Suite: None	# or % of Rentals Allowed: 5#		
Basement: Partly Finished	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 2	Short Term Lse-Details:		
# of Kitchens: 1	# of Rooms: 7		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'2 x 9'4			x	1	Main	4	No
Main	Dining Room	16'2 x 11'7			x	2	Main	2	Yes
Main	Kitchen	8'4 x 7'7			x	3			No
Main	Master Bedroom	14'0 x 12'3			x	4			No
Main	Bedroom	10'6 x 10'0			x	5			No
Bsmt	Recreation Room	33'8 x 27'8			x	6			No
Main	Bedroom	14'9 x 10'7			x	7			No
					x	8			No

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

Alderwood. Rancher and basement plan, double carport and 2018 expansive wrap around sundeck over look Alderwood Park and Pond. Renovated 1021 sq. ft. main floor level in 2018, includes laminate flooring through out. Spacious living/dining area with wood fireplace. Kitchen: tile flooring, built in nook, floor to ceiling, sage green cabinets, quartz tops, stainless appliances. Master bedroom, 2 piece ensuite, secondary bedroom, with full bath. 1,045 sq. ft. basement, with 2 windows, finished bedroom, roughed in bath, laundry area, and unfinished recreation area. Well run strata newer roofs, painted siding, beginning replacement of windows and doors. Families welcome, 2 pets any size. 5 rentals max. Walk to Jessie Lee/Earl Marriot Schools. Open House Sat. Aug. 13, 2-3:30 - Sun, Aug 14, 11-12