

328 - 1952 152 Street

Exterior:

- 2014 basement grey water pipeline flushed
- 2013 stucco exterior painted
- 2013 two basement doors replaced for security
- 2011 addition fiberglass installed in attic
- 2009, 2010 interior paint
- 2007 asphalt roof
- 2 underground parking - 16 & 17
- 1 locker - 24
- Eastern exposed patio overlooking greenspace

Davin Property Management Company

Tel: 604-594-5643

Monthly Maintenance Fee: \$334.34

(management, garbage, gardening, gas)

Contingency Reserve Fund: \$25,310.39 (Nov, 2015)

Gross Taxes 2014: \$1,409.74

Units in Complex: 29

Historical Building & Maintenance Forecast Report: 2014

Restrictions: Please confirm by reading Bylaws, Rules and Regulations

Pets: 1 cat

Ages: 19+

Rentals: not allowed

Amenities: party room, library

Interior Renovations:

2015:

- Cabinet fronts, quartz counter tops, GE fridge, GE electric flat top stove, Whirlpool dishwasher, Samsung microwave, cork floor
- 3-Piece Ensuite: quartz counter top, fixtures, tile shower, marble floor
- 4-Piece Bathroom: quartz counter top, toilet, fixtures, light
- Carpet in bedrooms
- Modern flat brick floor to ceiling gas fireplace
- Blinds
- Hardware

2010:

- Laminate floors
- Whirlpool stacking washer and dryer

Interior Features:

- Master Bedroom: walk-in closet
- Electric hot water tank
- Built-in vacuum system

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. Home size taken from strata plan. Room sizes are taken with laser measure pointer.



Presented by:
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Active
R2015072
 Board: F
 Apartment/Condo

328 1952 152A STREET
 South Surrey White Rock
 King George Corridor
 V4A 9T2

Residential Attached
\$259,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$259,000**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **1993**
 Depth / Size (ft.): _____ Bedrooms: **2** Age: **22**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,409.74**
 Approval Req?: _____ Half Baths: **0** For Tax Year: **2015**
 Exposure: **East** Maint. Fee: **\$334.34** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **018-169-422**
 Mgmt. Co's Name: **Davin Managment**
 Mgmt. Co's Phone: **604-594-5643**
 View: **Yes: Covered Deck Overlooks Green**
 Complex / Subdiv: **Chateau Grace**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Style of Home: 1 Storey, Upper Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Underground, Visitor Parking		
Exterior: Stucco	Locker: _____		
Foundation: Concrete Perimeter	Reno. Year: 2015	Dist. to Public Transit: 1	Dist. to School Bus: 1
Rain Screen: _____	R.I. Plumbing: No	Units in Development: 29	Total Units in Strata: 29
Renovations: Completely	R.I. Fireplaces: _____	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Gas - Natural		Property Disc.: Yes	
Fuel/Heating: Electric		Fixtures Leased: No	
Outdoor Area: Patio(s) & Deck(s)		Fixtures Rmvd: No	
Type of Roof: Asphalt		Floor Finish: Laminate, Tile	

Maint Fee Inc: **Garbage Pickup, Gardening, Gas**
 Legal: **STRATA LOT28 TWP.1 SEC14 NWD. STRATA PLAN778**

Amenities: **Elevator, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Private Setting, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 13'			x			x
Main	Dining Room	11'4 x 11'			x			x
Main	Kitchen	9'5 x 8'9			x			x
Main	Master Bedroom	13'8 x 13'2			x			x
Main	Bedroom	13'4 x 10'9			x			x
Main	Walk-In Closet	7'10 x 4'11			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,109	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height: _____			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age: 19+			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total): 1,109 sq. ft.	# or % of Rentals Allowed: _____			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total: 1,109 sq. ft.	Basement: None			6				
				7				
				8				

Listing Broker(s): **HomeLife Benchmark Rlty.(W.R.)** **HomeLife Benchmark Rlty.(W.R.)**

Chateau Grace. Extensive & Modern Renovation. Top floor 1109 sq. ft., 2 bedroom, 2 full bath, covered east facing sundeck over looking green, 2 underground parking spots & storage locker. Features: fresh paint, floor to ceiling brick surround for gas fireplace, tile, cork and laminate flooring, new blinds & re-faced kitchen cabinets. Quartz counters & new fixtures in kitchen & baths. Stainless appliances, new ensuite tile shower and glass doors. Stacking washer/dryer and built in vacuum system. October 2014: Historical Summary & Maintenance Forecast Report - Building In Good Standing/Large Over Hangs: Report Available for Review. 1 cat welcome, 19 year age restriction, no rentals. Ideal location, 1 block to uptown shops & transit.