

# 84 - 2450 161A Street

## Exterior:

- Private patio with fenced rear yard, off kitchen
- Heavy profile fiberglass laminate shingle roof
- Rainshield windows by Starline

## 2016 Updates:

- Ground level exterior trim paint
- Interior garage paint
- Door bell
- Interior paint, baseboards and trim
- Samsung stainless steel kitchen appliances
- Garburator
- Laminate on main and upper level, carpet on stairs
- Main bathroom tile floor
- Foyer tile cleaned and resealed
- 2" wood blinds
- Light fixtures
- Laundry room closet sliding doors

## Interior Features:

- Open contemporary living space
- 2 1/4" wood casing around doors and windows throughout home
- Main floor: 9 ft ceilings
- Kitchen: halogen under cabinet lighting, tile back splash, composite stone counter tops, double bowl stainless steel sink
- Master bedroom: walk-through closet
- Master Ensuite: double basin sinks, composite stone counter top, oversized shower, laminate full wrap cabinets, vanity mirror, ceramic tile floors
- 2 spacious secondary bedrooms
- Main bathroom: single sink, composite stone counter tops, tub/shower, upgraded tile floor as above
- 37 1/2 US gallon electric hot water tank
- Security system
- Smoke detectors on each level

**Monthly Maintenance Fee:** \$222.65

(management, amenities, garbage, gardening)

**Contingency Reserve Fund:** \$331,328.99

**Gross Taxes 2016:** \$2,222.24

**Units in Complex:** 225

**Restrictions:** See bylaws, rules and regulations

**Pets:** 3 pets. City bylaws do not allow more than 2 dogs on a property.

**Ages:** None

**Rentals:** none, currently 44 units are rented

**Amenities: Located across the street at Highlands**

- Recreation facility
- Outdoor pool
- Guest suite

**Main Floor:** 574 sq. ft.

**Upper Level:** 612 sq. ft.

**Lower Level:** 105 sq. ft.

**Totals Floor Area:** 1,291 sq. ft.

**Double Tandem Garage:** insulated garage door with remote opener system

**Neighborhood Schools:**

Sunnyside Elementary: 2828 159 Street

Semiahmoo Secondary: 1785 148 Street

- check on school bus availability

**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. House size taken from marketing brochure. Buyer to verify, if important prior removing conditions.



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