

Features - #74 - 15133 29A Avenue

Exterior Features:

- Asphalt roof
- Vinyl siding
- Fully fenced eastern exposed rear yard with concrete patio

Recent Interior Upgrades: 2018 interior paint throughout and fresh carpets in main floor master bedroom, stairs to upper level and upper level 2 bedrooms and open office/playroom.

Main Level:

- Entrance: prefinished hard wood flooring, runs through main level
- Living and Dining Room: gas fireplace, vaulted ceiling, sliding door opens to rear patio
- Kitchen: white cabinets, white appliances include; fridge, 4 burner electric stove, built-in microwave with hood fan and dishwasher
- 2-Piece powder room
- Master Bedroom: double mirrored closets
- 4-Piece Ensuite: white cabinets, single sink, shower and soaker tub

Upper Level:

- 2 Secondary bedrooms
- 4-Piece Bathroom: single sink and tub/shower
- Open Den: skylight, access to storage above garage

Lower Level:

- Games Room
- 4th Bedroom
- 3-Piece Bathroom: single sink and shower
- Laundry/Storage Room: Whirlpool washer and dryer, sink

Mechanics:

- Built-in alarm system
- Built-in vacuum system
- Forced air furnace
- Gas hot water tank

Monthly Maintenance Fee: \$385.58

(management, amenities, garbage, gardening)

Contingency Fund: \$70,743.75 (November 30, 2017)

Gross Taxes 2017: \$2,609.00

Units in Complex: 77

Restrictions: Please confirm by reading Bylaws, Rules and Regulations.

Pets: two dogs or two cats, or one of each. No height/weight restriction

Ages: All ages

Rentals: 10% or 8 rentals allowed

Barbeques: Allowed

Clubhouse: Gym. Amenities room available/\$40 per booking

Visitor Parking: throughout complex

Main Floor: 916 sq. ft.

Upper Floor: 663 sq. ft.

Lower Level: 562 sq. ft.

Total Floor Area: 2,141 sq. ft.

Double Garage, plus 3rd Parking pad, alongside unit

Neighborhood Schools:

Semiahmoo Trail Elementary: 3040 145A Street

Semiahmoo Secondary: 1785 148 Street

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. Square footage taken from strata plan.



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Presented by:

Cindy Walker

HomeLife Benchmark Realty (White Rock) Corp.

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**Active**
R2255171Board: F
Townhouse**74 15133 29A AVENUE**

South Surrey White Rock

King George Corridor

V4P 3G4

Residential Attached

\$799,000 (LP)

(SP)



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **No**Council Apprv?: **No**Exposure: **East**

If new, GST/HST inc?:

Mgmt. Co's Name: **Associa**Mgmt. Co's Phone: **604-591-6060**

View:

Complex / Subdiv: **Stonewoods Master On Main**Services Connected: **Community, Electricity, Natural Gas, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **4**Bathrooms: **4**Full Baths: **3**Half Baths: **1**Maint. Fee: **\$385.58**Original Price: **\$799,000**Approx. Year Built: **2003**Age: **15**Zoning: **RES**Gross Taxes: **\$2,609.00**For Tax Year: **2017**Tax Inc. Utilities?: **No**P.I.D.: **025-492-110**Tour: **Virtual Tour URL**Style of Home: **2 Storey w/Bsmt., Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Vinyl**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **Gas - Natural**Fuel/Heating: **Forced Air**Outdoor Area: **Patio(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing: **No**

R.I. Fireplaces:

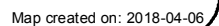
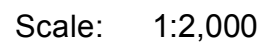
of Fireplaces: **1**Total Parking: **3** Covered Parking: **2** Parking Access: **Front**Parking: **Garage; Double, Open, Visitor Parking**Locker: **N**Dist. to Public Transit: **2**Units in Development: **77**Title to Land: **Freehold Strata**Dist. to School Bus: **2**Total Units in Strata: **77**Property Disc.: **Yes**Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Hardwood, Wall/Wall/Mixed**Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**Legal: **PL LMS3049 LT 74 LD 36 TWP 1**Amenities: **Club House, Exercise Centre, Playground**Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Security System, Vacuum Blt. In**

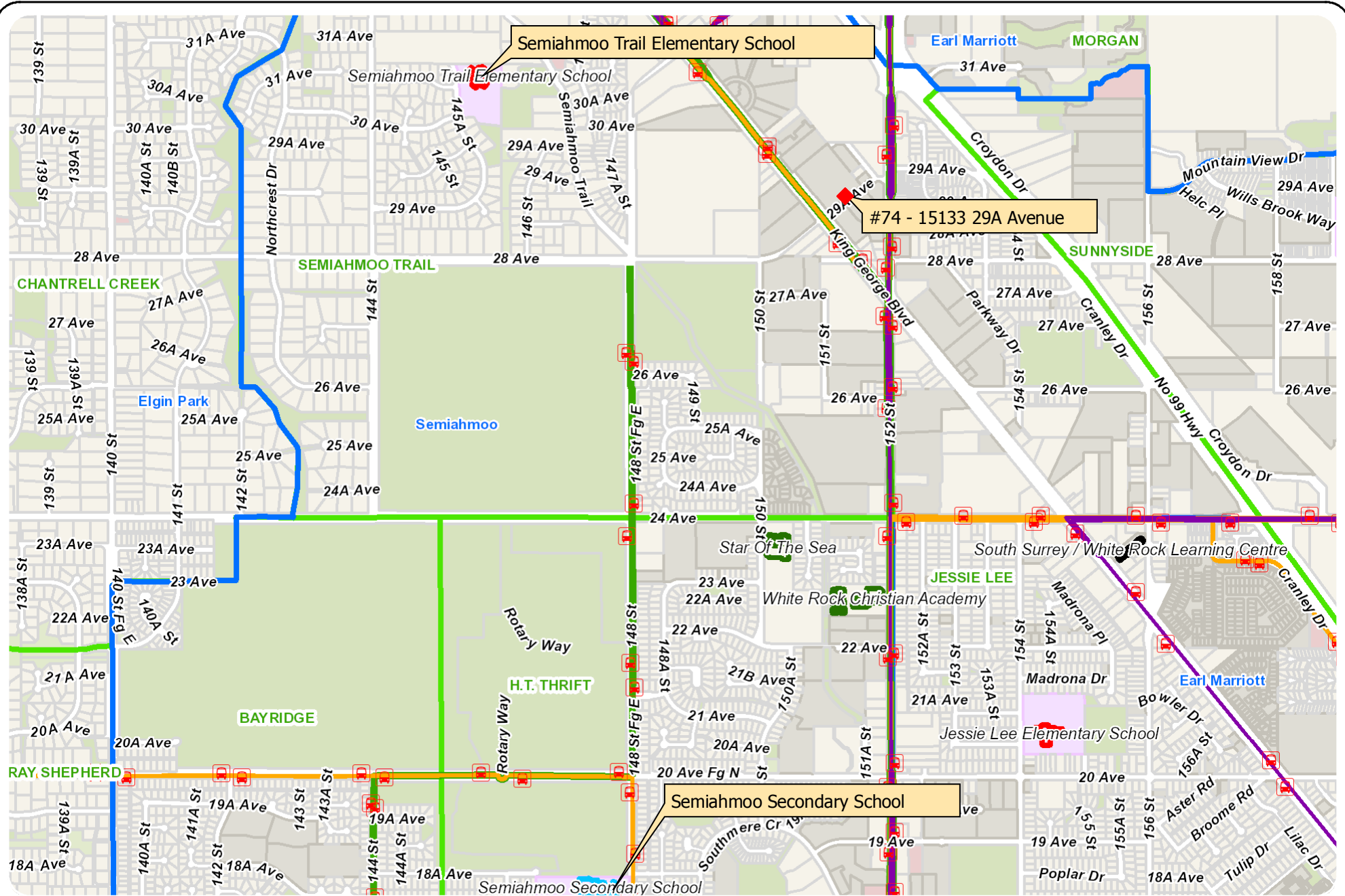
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'0 x 4'0	Below	Laundry	12'0 x 8'0			x
Main	Kitchen	12'5 x 9'7			x			x
Main	Dining Room	13'0 x 7'3			x			x
Main	Living Room	15'4 x 11'4			x			x
Main	Master Bedroom	13'4 x 11'6			x			x
Above	Bedroom	10'0 x 9'8			x			x
Above	Bedroom	11'7 x 9'5			x			x
Above	Den	13'0 x 9'8			x			x
Below	Recreation	24'3 x 14'6			x			
Below	Bedroom	12'6 x 11'2			x			

Finished Floor (Main):	916	# of Rooms: 11	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	663	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	562	Restricted Age:			2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total):	2,141 sq. ft.	# or % of Rentals Allowed: 8			4	Bsmt	3	No	Garage Sz: 379 sq. ft.
		Bylaws: Pets Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	2,141 sq. ft.	Basement: Fully Finished			7				
					8				

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

Stonewoods. Sought after end unit, 2,141 sq. ft. home, master bedroom on main, upper level 2 bedrooms and open den, basement games room and 4th bedroom, spacious freshly landscaped fenced east back yard, plus double garage and 3rd parking spot alongside home. Features vinyl siding, asphalt roof, main floor hard wood flooring, bright white kitchen, livingroom gas fireplace, fresh paint throughout, new master bedroom and upper level carpets. Well run strata, shares complex with 3 level town-homes, welcomes all ages and 2 pets, club house party room, exercise room and play ground. No rentals. Walking distance to Southpoint Shopping Center and transit. Blocks to Semiahmoo Trail and High Schools, and the beach. Open House, Sat., June 16, 1 to 3 PM

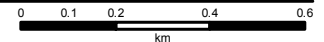




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