



Presented by:

**Matt Thiessen**

Homelife Glenayre Realty Company Ltd.

Phone: 604-859-3141

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KINFOLK

REAL ESTATE

**Active**  
**R2541930**Board: F  
Townhouse**202 7165 133 STREET**Surrey  
West Newton  
V3W 7Z6

Residential Attached

**\$239,900** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$239,900**  
 Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **1981**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **3** Age: **40**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RES**  
 Flood Plain: \_\_\_\_\_ Full Baths: **2** Gross Taxes: **\$0.00**  
 Council Apprv?: **Yes** Half Baths: **0** For Tax Year: **2021**  
 Exposure: \_\_\_\_\_ Maint. Fee: **\$573.20** Tax Inc. Utilities?: \_\_\_\_\_  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **800-144-379**  
 Mgmt. Co's Name: **WESTSEA CONSTRUCTION** Tour: \_\_\_\_\_  
 Mgmt. Co's Phone: \_\_\_\_\_  
 View: **Yes: TREE TOPS**  
 Complex / Subdiv: **SUNCREEK ESTATES**  
 Services Connected: **Electricity, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **No**  
 Renovations: \_\_\_\_\_  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Wood**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Reno. Year: \_\_\_\_\_  
 R.I. Plumbing: **No**

Metered Water: \_\_\_\_\_  
 R.I. Fireplaces: \_\_\_\_\_  
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **1** Parking Access: **Side**  
 Parking: **Carport; Multiple**  
 Locker: **N**  
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Units in Development: \_\_\_\_\_ Total Units in Strata: \_\_\_\_\_  
 Title to Land: **Leasehold prepaid-NonStrata**  
 Property Disc.: **No**  
 Fixtures Leased: \_\_\_\_\_  
 Fixtures Rmvd: \_\_\_\_\_  
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management, Taxes**Legal: **PID 024-374-181 LOT 2 SECTION 17 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 58959**Amenities: **In Suite Laundry**Site Influences: **Central Location, Cul-de-Sac, Shopping Nearby**  
Features: \_\_\_\_\_

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'0 x 3'0	Above	Patio	16'0 x 8'3			x
Main	Bedroom	12'10 x 10'7			x			x
Main	Living Room	16'0 x 10'2			x			x
Main	Dining Room	10'7 x 8'5			x			x
Main	Kitchen	9'10 x 8'2			x			x
Above	Storage	7'10 x 4'0			x			x
Above	Laundry	5'7 x 2'8			x			x
Above	Bedroom	13'6 x 10'4			x			x
Above	Bedroom	11'0 x 9'6			x			x
Above	Storage	10'10 x 5'0			x			x

Finished Floor (Main): <b>550</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>782</b>	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,332 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Not Allowed, Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>1,332 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Royal LePage West Real Estate Services**

**OPPORTUNITY KNOCKS WOW!!** prime location multi-level townhome in a "Pre-paid Leasehold Land" You will require conventional financing. Located in SUNCREEK ESTATES .Unit needs a full renovation. Layout offers: 3 bedrooms, living room with wood burning fireplace, kitchen eating area has a walkout sundeck, 2 storage rooms helps eliminate off site storage lockers, upper floor has a huge walk out sundeck perfect for enjoying the roof top and tree top views. Bring your renovator this unit needs your renovation ideas.



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KINFOLK

REAL ESTATE

**Active**  
**R2404665**Board: F  
Apartment/Condo**114 8068 120A STREET**Surrey  
Queen Mary Park Surrey  
V3W 3P3

Residential Attached

**\$319,000** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$319,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1995**  
 Depth / Size (ft.): Bedrooms: **1** Age: **26**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MF**  
 Flood Plain: **Exempt** Full Baths: **1** Gross Taxes: **\$1,345.83**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**  
 Exposure: Maint. Fee: **\$211.86** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **023-216-751**  
 Mgmt. Co's Name: **Davin MGMT** Tour:  
 Mgmt. Co's Phone:  
 View: :  
 Complex / Subdiv: **Melrose Place**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **Ground Level Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground**  
 Locker: **Y**  
 Dist. to Public Transit: **Close**  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Tile**  
 Dist. to School Bus: **Close**  
 Total Units in Strata:

Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water, Management**  
 Legal: **STRATA LOT 14 SECTION 30 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMS2149**

Amenities: **Club House, Elevator, In Suite Laundry, Storage**Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 11'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Dining Room	11' x 8'			x			x
Main	Master Bedroom	15' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>704</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>704 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>704 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): [Homelife Benchmark Realty Corp. \(White Rock\)](#) [Homelife Benchmark Realty Corp. \(White Rock\)](#)

**Melrose Place ground floor one bedroom, one bathroom unit on quiet side of building. Court ordered sale-as is where is. Great central location, steps from shopping and bus lines.**



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KINFOLK

REAL ESTATE

**Active**  
**R2549612**Board: F  
Apartment/Condo**308 8068 120A STREET**Surrey  
Queen Mary Park Surrey  
V3W 3P3

Residential Attached

**\$329,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$329,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1995**  
 Depth / Size (ft.): Bedrooms: **1** Age: **26**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,248.76**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**  
 Exposure: **West** Maint. Fee: **\$212.00** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **023-217-324**  
 Mgmt. Co's Name: Tour:  
 Mgmt. Co's Phone:  
 View: :  
 Complex / Subdiv: **Melrose Place**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **Inside Unit, Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Vinyl, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **Full**  
 Renovations: **Partly**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
 Parking: **Garage; Underground, Visitor Parking**  
 Locker: **Y**  
 Dist. to Public Transit:  
 Units in Development: **129** Dist. to School Bus:  
 Title to Land: **Freehold Strata** Total Units in Strata: **129**  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Other, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**  
 Legal: **STRATA LOT 71, PLAN LMS2149, PART SW1/4, SECTION 30, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**  
 Amenities: **Club House, Elevator, Guest Suite, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'7 x 10'7			x			x
Main	Kitchen	11'0 x 7'0			x			x
Main	Dining Room	10'11 x 8'0			x			x
Main	Bedroom	11'8 x 10'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>608</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2			No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3			No	Pool:
Finished Floor (Total): <b>608 sq. ft.</b>	# or % of Rentals Allowed: <b>10</b>			4			No	Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5			No	Grg Dr Ht:
Unfinished Floor: <b>0</b>				6			No	
Grand Total: <b>608 sq. ft.</b>	Basement: <b>None</b>			7			No	
				8			No	

Listing Broker(s): **RE/MAX Aldercenter Realty**

**This bright open plan 608 sq ft suite with 1 bed 1 bath has a cozy fireplace and a covered patio that over looks a lovely inner courtyard. This rain screened building includes hot water & gas fireplace in the maintenance fee and comes with 1 secure parking stall and a storage locker. Centrally located and close to school, shopping, restaurants, transportation and easy access to major highways and bridges.**



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KINFOLK

REAL ESTATE

**Active**  
**R2545870**Board: F  
Townhouse**1612 10620 150 STREET**North Surrey  
Guildford  
V3R 7S1

Residential Attached

**\$349,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **No**

Council Apprv?:

Exposure: **East**

If new, GST/HST inc?:

Mgmt. Co's Name: **NAI GODDARD SMITH**Mgmt. Co's Phone: **604-534-7974**

View:

Complex / Subdiv: **LINCOLN'S GATE**Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal**

Frontage (feet):

Frontage (metres):

Bedrooms: **2**Bathrooms: **2**Full Baths: **1**Half Baths: **1**Maint. Fee: **\$232.64**Original Price: **\$349,000**Approx. Year Built: **1980**Age: **41**Zoning: **CDZ**Gross Taxes: **\$1,592.35**For Tax Year: **2020**

Tax Inc. Utilities?:

P.I.D.: **001-808-524**

Tour:

Style of Home: **1 Storey, Ground Level Unit**Construction: **Frame - Wood**Exterior: **Wood**Foundation: **Concrete Slab**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **Other**Fuel/Heating: **Baseboard, Electric**Outdoor Area: **Patio(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing: **No**

Metered Water:

R.I. Fireplaces:

# of Fireplaces: **1**Total Parking: **1**Parking: **Open**

Covered Parking:

Parking Access: **Front**Dist. to Public Transit: **CLOSE**Units in Development: **336**Title to Land: **Freehold Strata**Locker: **N**Dist. to School Bus: **CLOSE**Total Units in Strata: **336**Property Disc.: **No**Fixtures Leased: **: SOLD AS IS AT TIME OF POSSESSION**Fixtures Rmvd: **No : SOLD AS IS AT TIME OF POSSESSION**Floor Finish: **Laminate, Mixed**Maint Fee Inc: **Caretaker, Gardening, Management, Recreation Facility**Legal: **STRATA LOT 55 SECTION 20 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW1460 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**Amenities: **In Suite Laundry, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'2 x 3'10			x			x
Main	Living Room	16'6 x 12'9			x			x
Main	Kitchen	8'0 x 7'6			x			x
Main	Dining Room	10'0 x 8'3			x			x
Main	Laundry	5'0 x 2'5			x			x
Main	Master Bedroom	15'0 x 10'5			x			x
Main	Bedroom	15'0 x 9'4			x			x
Main	Storage	6'8 x 5'3			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>988</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>988 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>988 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Royal LePage West Real Estate Services****WOW!! Looking to do a renovation, here it is. Unit is in need of a full reno. Bring your decorating ideas. Great one level ground level unit with lots of potential. Living room has slider to a large private patio. Located in Surrey's Lincoln's Gate, a wonderful complex for retirees or young families just starting out. Extra storage at front door plus a large storage room in unit. Location is steps away from Guildford Town Center.**





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KINFOLK

REAL ESTATE

**Active**  
**R2559347**Board: F  
Apartment/Condo**510 6480 195A STREET**

Cloverdale

Clayton

V4N 6P1

Residential Attached

**\$475,000** (LP)

(SP)



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **No**

Council Apprv?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: **Dwell**Mgmt. Co's Phone: **604-821-2999**

View:

Complex / Subdiv: **SALIX**Services Connected: **Electricity, Sanitary Sewer, Water**Sewer Type: **City/Municipal**

Frontage (feet):

Frontage (metres):

Bedrooms: **2**Bathrooms: **2**Full Baths: **2**Half Baths: **0**Maint. Fee: **\$350.26**Original Price: **\$475,000**Approx. Year Built: **2013**Age: **8**Zoning: **CD**Gross Taxes: **\$1,789.14**For Tax Year: **2020**Tax Inc. Utilities?: **No**P.I.D.: **029-205-107**

Tour:

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Baseboard**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:

Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2**  
 Parking: **Garage; Underground**

Dist. to Public Transit:  
 Units in Development:  
 Title to Land: **Freehold Strata**

Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish:

Parking Access:

Locker:

Dist. to School Bus:

Total Units in Strata:

Maint Fee Inc: **Hot Water, Management, Recreation Facility**Legal: **STRATA LOT 66, PLAN EPS1745, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Amenities: **Exercise Centre, Guest Suite, In Suite Laundry**

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'6 x 13'			x			x
Main	Kitchen	8'6 x 9'6			x			x
Main	Master Bedroom	10'6 x 12'6			x			x
Main	Bedroom	9'6 x 11'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>841</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>841 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest.</b>			5				Grg Dr Ht:
Grand Total:	<b>841 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Park Georgia Realty Ltd.****Court Order sale . 2 bedroom, 2 bath suite, 9 foot ceilings , custom kitchen with atone counter top, 2 parking spots and storage locker. located in Clayton Heights . Allow time for showings**



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KINFOLK

REAL ESTATE

**Active**  
**R2528462**Board: F  
Townhouse**228 13725 72A AVENUE**Surrey  
East Newton  
V3W 0S4

Residential Attached

**\$484,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **0.00** Original Price: **\$489,000**  
 Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **1988**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **33**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-1**  
 Flood Plain: **Exempt** Full Baths: **2** Gross Taxes: **\$2,210.89**  
 Council Apprv?: \_\_\_\_\_ Half Baths: **0** For Tax Year: **2020**  
 Exposure: **Southeast** Maint. Fee: **\$315.95** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **015-930-581**  
 Mgmt. Co's Name: **Crossroads Management** Tour: \_\_\_\_\_  
 Mgmt. Co's Phone: **778-578-4445**  
 View: **No** : \_\_\_\_\_  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Electricity, Water**  
 Sewer Type: **City/Municipal**

Style of Home: <b>1 Storey</b>	Total Parking: <b>2</b>	Covered Parking: <b>1</b>	Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single</b>		
Exterior: <b>Vinyl</b>			Locker: _____
Foundation: <b>Concrete Perimeter</b>	Reno. Year: _____	Dist. to Public Transit: _____	Dist. to School Bus: _____
Rain Screen: _____	R.I. Plumbing: _____	Units in Development: <b>60</b>	Total Units in Strata: <b>60</b>
Renovations: _____		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water: _____	Property Disc.: <b>No</b>	
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Fireplaces: _____	Fixtures Leased: _____	
Fuel/Heating: <b>Natural Gas</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: _____	
Outdoor Area: <b>Sundeck(s)</b>		Floor Finish: _____	
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Management**  
 Legal: **STRATA LOT 30, PLAN NWS2969, PART SW1/4, SECTION 21, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**  
 Amenities: **Club House, In Suite Laundry**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Recreation Nearby, Shopping Nearby**  
 Features: \_\_\_\_\_

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'1 x 13'5			x			x
Main	Dining Room	12'2 x 9'1			x			x
Main	Kitchen	10'2 x 8'6			x			x
Main	Flex Room	12'1 x 8'5			x			x
Main	Master Bedroom	16'2 x 11'			x			x
Main	Bedroom	12'10 x 10'			x			x
Main	Laundry	8'8 x 10'			x			x
Main	Foyer	6'10 x 6'1			x			x
Main	Storage	6'4 x 4'8			x			x
		x			x			x

Finished Floor (Main): <b>1,371</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height: _____			1	Main	3	Yes	Barn: _____
Finished Floor (Below): <b>0</b>	Restricted Age: _____			2	Main	4	No	Workshop/Shed: _____
Finished Floor (Basement): <b>0</b>	# of Pets: _____	Cats: _____	Dogs: _____	3				Pool: _____
Finished Floor (Total): <b>1,371 sq. ft.</b>	# or % of Rentals Allowed: _____			4				Garage Sz: _____
	Bylaws: <b>Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht: _____
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,371 sq. ft.</b>				7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty**

**Park Place Estates & rarely available townhome in a quiet, well maintained, gated community. Conveniently located close to shopping & amenities & transportation. Adult oriented with age restrictions 40Y.**



Presented by:

**Matt Thiessen**

Homelife Glenayre Realty Company Ltd.

Phone: 604-859-3141

[www.matthiessen.com](http://www.matthiessen.com)[matt@kinfolkrealty.com](mailto:matt@kinfolkrealty.com)

KINFOLK

REAL ESTATE

**Active**  
**R2552173****201 9580 PRINCE CHARLES BOULEVARD**

Residential Attached

Board: F  
TownhouseSurrey  
Queen Mary Park Surrey  
V3V 1S6**\$569,000** (LP)

(SP)

Sold Date:	Frontage (feet):	Original Price: <b>\$569,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2002</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>19</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>MF</b>
Flood Plain: <b>No</b>	Full Baths: <b>3</b>	Gross Taxes: <b>\$2,291.09</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2020</b>
Exposure:	Maint. Fee: <b>\$219.88</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>025-088-548</b>
Mgmt. Co's Name: <b>Self Managed</b>		Tour: <a href="#">Virtual Tour URL</a>
Mgmt. Co's Phone:		
View: <b>No :</b>		
Complex / Subdiv: <b>BRITTANY LANE</b>		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single</b>		
Exterior: <b>Vinyl</b>			Locker:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>No</b>	
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Fireplaces:	Fixtures Leased: <b>No :</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>No :</b>	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		Floor Finish:	
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Gardening, Management**

Legal: **STRATA LOT 6, PLAN LMS4455, SECTION 32, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 10'9			x			x
Main	Kitchen	7'5 x 10'5			x			x
Main	Dining Room	12'6 x 16'5			x			x
Main	Nook	9' x 7'4			x			x
Main	Family Room	12'7 x 8'8			x			x
Above	Master Bedroom	12'7 x 17'7			x			x
Above	Bedroom	12'8 x 11'0			x			x
Below	Bedroom	12'9 x 18'3			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>640</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>583</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>224</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Below</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>1,447 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>Part</b>			6				
Grand Total: <b>1,447 sq. ft.</b>				7				
				8				

Listing Broker(s): [Park Georgia Realty Ltd.](#)**Court order sale, 3 level corner unit, 3 bedrooms, 3 baths, family room on main floor. Shows great easy to show**