



Presented by:

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**Active**  
**R2549612**

Board: F  
Apartment/Condo

**308 8068 120A STREET**

Surrey  
Queen Mary Park Surrey  
V3W 3P3

Residential Attached

**\$289,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure: **West**  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:

Frontage (feet): **0.00**  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$212.00**

Original Price: **\$329,000**  
Approx. Year Built: **1995**  
Age: **26**  
Zoning: **CD**  
Gross Taxes: **\$1,248.76**  
For Tax Year: **2020**  
Tax Inc. Utilities?: **No**  
P.I.D.: **023-217-324**  
Tour:

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	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2			<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			<b>No</b>	Pool:
Finished Floor (Total):	<b>608 sq. ft.</b>	# or % of Rentals Allowed: <b>10</b>			4			<b>No</b>	Garage Sz:
		Bylaws: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>			6			<b>No</b>	
Grand Total:	<b>608 sq. ft.</b>				7			<b>No</b>	
					8			<b>No</b>	

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.**