



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
www.luisayala.ca
luisayala@shaw.ca



Active
R2233634

Board: F
Apartment/Condo

407 13780 76 AVENUE

Surrey
East Newton
V3W 1E5

Residential Attached

\$359,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$359,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1997
Depth / Size (ft.):	Bedrooms: 2	Age: 21
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: MF
Flood Plain: No	Full Baths: 2	Gross Taxes: \$1,013.00
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$300.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-883-367
Mgmt. Co's Name: TEAMWORK PM		Tour:
Mgmt. Co's Phone: 604-854-1734		
View: Yes: MOUNTAINS		
Complex / Subdiv: EARLS COURT		
Services Connected: Electricity, Natural Gas, Water		

Style of Home: **1 Storey, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Underground, Other, Visitor Parking**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening**
Legal: **PL LMS2915 LT 39 LD 36 SEC 21 TWP 2. 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**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Kitchen	10' x 9'			x			x
Main	Living Room	18' x 13'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	875	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	875 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	875 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Team 3000 Realty Ltd.**

UNIT BEING SOLD "AS IN WHERE IS". ALL OFFERS MUST HAVE SCHEDULE "A" ATTACHED. COURT ORDERED SALE. MEASUREMENTS & FEES ARE ALL APPROX & TO BE VERIFIED IF IMPORTANT. ALL STRATA RELATED DOCUMENTS TO BE VERIFIED BY BUYERS OR BUYERS AGENT IF DEEMED IMPORTANT.



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
www.luisayala.ca
luisayala@shaw.ca



Active
R2233643

Board: F
Townhouse

105 9473 PRINCE CHARLES BOULEVARD

Surrey
Queen Mary Park Surrey
V3V 7G1

Residential Attached

\$439,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$439,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1979
Depth / Size (ft.):	Bedrooms: 3	Age: 39
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: MF
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,781.86
Council Apprv?:	Half Baths: 1	For Tax Year: 2017
Exposure:	Maint. Fee: \$233.26	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 001-761-021
Mgmt. Co's Name: Obsidian		Tour:
Mgmt. Co's Phone: 604-757-3151		
View: No :		
Complex / Subdiv: Prince Charles Estates		
Services Connected: Electricity, Storm Sewer, Water		

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Locker: **N**
Dist. to Public Transit: **close**
Units in Development:
Title to Land: **Freehold Strata**
Dist. to School Bus: **close**
Total Units in Strata:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **PL NW 1340,LT.47,LD.36,SEC.32,TWP.2**

Amenities: **In Suite Laundry, Playground, Recreation Center, Sauna/Steam Room, Tennis Court(s)**

Site Influences: **Central Location, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 12'			x			x
Main	Dining Room	10' x 8'			x			x
Main	Kitchen	17' x 9'			x			x
Above	Master Bedroom	16' x 11'			x			x
Above	Bedroom	11' x 11'			x			x
Above	Bedroom	10' x 11'			x			x
Above	Laundry	8' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	727	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	713	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total):	1,440 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns			6				
Grand Total:	1,440 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **RE/MAX 2000 Realty**

Prince Charles Estates features 1440 sqft, 3 bedroom, 2 bathroom, 2 level townhome with fully fenced southern exposed backyard in original condition. Walking distance to schools, shopping & transit. Family oriented complex, very well maintained. Accepted offer subject removal Feb 12. If subjects are removed court date and price will be posted.