



Presented by:
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Active
R2010580

Board: F
 Apartment/Condo

108 1429 MERKLIN STREET

South Surrey White Rock
 White Rock
 V4B 4C4

Residential Attached

\$209,900 (LP)

(SP)



Sold Date: Frontage (feet): Approx. Year Built: **1974**
 Meas. Type: Frontage (metres): Age: **41**
 Depth / Size (ft.): Bedrooms: **2** Zoning: **MF**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Gross Taxes: **\$1,232.03**
 Flood Plain: Full Baths: **1** For Tax Year: **2015**
 Approval Req?: **No** Half Baths: **0** Tax Inc. Utilities?: **No**
 Exposure: **Northwest** Maint. Fee: **\$275.00** P.I.D.: **001-208-144**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Leonis Management**
 Mgmt. Co's Phone: **604-575-5474**
 View: **No :**
 Complex / Subdiv: **Kensington Manor**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Hardi Plank, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Partial**
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric, None**
 Fuel/Heating: **Hot Water, Radiant**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year: **2008**
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **Close**
 Units in Development: **32** Dist. to School Bus: **Close**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Mixed, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal**
 Legal: **PL NWS204 LT 8 LD 36 SEC 11 TWP 1 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Elevator, In Suite Laundry, Shared Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 11'5			x			x
Main	Dining Room	11'5 x 10'10			x			x
Main	Kitchen	7'10 x 7'2			x			x
Main	Master Bedroom	13'3 x 9'1			x			x
Main	Bedroom	13'4 x 11'1			x			x
Main	Utility	10' x 3'			x			x
Main	Storage	9'7 x 2'11			x			x
Main	Foyer	9'11 x 4'6			x			x
Main	Patio	15'9 x 11'			x			x
		x			x			

Finished Floor (Main):	1,022	# of Rooms:	9	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:	19+					2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	1,022 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Not Allowed, Rentals Not					5				Door Height:
Unfinished Floor:	0	Allowed						6				
Grand Total:	1,022 sq. ft.	Basement:	None					7				
								8				

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

Welcome to Kensington Manor! Buy with confidence! This building was remediated in 2008 with hardi-siding, windows, decks, and boiler. Desirable NW corner ground floor garden level unit with private 15'9 x 11' patio for year round enjoying and entertaining. Featuring 2 beds and 1 bath with over 1,000 square feet. Updates and features include laminate floors, designer color's, fixtures, moldings, updated kitchen and bath, in-suite laundry, plus lots of storage space. Maintenance fees include heat and hot water. Located walking distance all amenities. Vacant and priced for immediate occupancy! Call Today!