



Presented by:
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Active
R2834252

Board: F
Townhouse

51 2955 156 STREET

South Surrey White Rock
Grandview Surrey
V3Z 2W8

Residential Attached

\$739,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$749,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2011
Frontage(feet):	Bathrooms: 2	Age: 13
Frontage(metres):	Full Baths: 2	Zoning: RMF
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,996.32
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain: No	P.I.D.: 028-723-562	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: ARISTA		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Grge/Double Tandem**
Dist. to Public Transit: **4 BLKS** Dist. to School Bus: **6 BLKS**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 51 SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4082 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Guest Suite**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 595			Units in Development: 65			Tot Units in Strata: 65			Locker: No		
Finished Floor (Above): 595			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Dwell Property Management			Mgmt. Co's #: 604-821-2999					
Finished Floor (Below): 112			Maint Fee: \$312.80			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Gardening, Management, Snow removal								
Finished Floor (Total): 1,302 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,302 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest.								
Suite:			Restricted Age:			# of Pets:			Cats: Yes Dogs: Yes		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term (<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 3											
# of Rooms: 6											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	14' x 8'			x	1	Above	4	Yes		
Main	Kitchen	17' x 10'			x	2	Above	3	No		
Main	Dining Room	14' x 9'			x	3					
Above	Primary Bedroom	14' x 11'			x	4					
Above	Bedroom	14' x 11'			x	5					
Below	Foyer	12' x 5'			x	6					
		x			x	7					
		x			x	8					

Listing Broker(s): **SRS Panorama Realty**

Court Order Sale! Spacious two-bedroom, two-bathroom townhome situated in a tranquil Cul-de-Sac. The main level boasts soaring 10-foot ceilings and generous windows, flooding the space with natural light. Enjoy a spacious walk-out patio with southern exposure, perfect for entertaining, alongside a large fenced yard and granite finishes throughout. Just a few blocks away from the shops at Morgan Crossing, with easy access to Highway 99 and close proximity to schools and White Rock beaches.