



Presented by:  
**P.A. 'Doc' Livingston PREC\***  
 Sutton Grp-West Coast Realty



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**Active**  
**R2142959**  
 Board: F  
 Townhouse

**71 15833 26 AVENUE**  
 South Surrey White Rock  
 Grandview Surrey  
 V3S 2X5

Residential Attached  
**\$469,000 (LP)**  
 (SP)



Sold Date: Frontage (feet): Original Price: **\$469,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2008**  
 Depth / Size (ft.): Bedrooms: **3** Age: **9**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RES**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,184.96**  
 Approval Req?: Half Baths: **0** For Tax Year: **2015**  
 Exposure: Maint. Fee: **\$202.66** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **027-528-898**  
 Mgmt. Co's Name: **First Service Residential** Tour:  
 Mgmt. Co's Phone: **604-683-8900**  
 View: **Yes: North Mtns-Roof top deck**  
 Complex / Subdiv: **Brownstones**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Storey, Inside Unit**  
 Construction: **Concrete, Frame - Wood**  
 Exterior: **Brick, Concrete, Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **Full**  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcony(s), Rooftop Deck**  
 Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
 Parking: **Grge/Double Tandem, Visitor Parking**  
 Locker:  
 Dist. to Public Transit: **2** Dist. to School Bus: **2**  
 Units in Development: **97** Total Units in Strata:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management, Snow removal**  
 Legal: **PL BCS2824 SL 53 SEC 23 TWP 1 NWD**

Amenities: **Club House, Exercise Centre, Playground**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'5 x 10'11			x			x
Main	Kitchen	10'7 x 10'11			x			x
Main	Nook	10'10 x 6'10			x			x
Above	Master Bedroom	10'11 x 11'			x			x
Above	Bedroom	8'4 x 8'8			x			x
Above	Bedroom	8'4 x 8'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>608</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>618</b>	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below): <b>50</b>	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,276 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor: <b>0</b>	<b>Allwd w/Restrctns</b>			6				
Grand Total: <b>1,276 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **RE/MAX Westcoast**

**This centrally located townhouse in the quiet complex called the Brownstones can be your next home. This 3 bedroom, 2 bathroom unit features handscraped engineered hardwood floors a large living area with a great balcony off the kitchen. Lots of room for outdoor entertainment on a 500 sq ft roof top deck with views of the North Mountains. Tandem 41 x 15 garage for two cars and room for storage or hobby area. Close to shopping and the new elementary school is around the corner. Don't miss out on this one.**