



Presented by:
P.A. 'Doc' Livingston PREC*
 eXp Realty
 Phone: 604-787-7028
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Active
R2541930

Board: F
 Townhouse

202 7165 133 STREET

Surrey
 West Newton
 V3W 7Z6

Residential Attached

\$239,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$239,900**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1981**
 Depth / Size (ft.): Bedrooms: **3** Age: **40**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RES**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$0.00**
 Council Apprv?: **Yes** Half Baths: **0** For Tax Year: **2021**
 Exposure: Maint. Fee: **\$573.20** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **800-144-379**
 Mgmt. Co's Name: **WESTSEA CONSTRUCTION** Tour:
 Mgmt. Co's Phone:
 View: **Yes: TREE TOPS**
 Complex / Subdiv: **SUNCREEK ESTATES**
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing: **No**

Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **1** Parking Access: **Side**
 Parking: **Carport; Multiple**
 Locker: **N**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Units in Development:
 Title to Land: **Leasehold prepaid-NonStrata**
 Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management, Taxes**
 Legal: **PID 024-374-181 LOT 2 SECTION 17 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 58959**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'0 x 3'0	Above	Patio	16'0 x 8'3			x
Main	Bedroom	12'10 x 10'7			x			x
Main	Living Room	16'0 x 10'2			x			x
Main	Dining Room	10'7 x 8'5			x			x
Main	Kitchen	9'10 x 8'2			x			x
Above	Storage	7'10 x 4'0			x			x
Above	Laundry	5'7 x 2'8			x			x
Above	Bedroom	13'6 x 10'4			x			x
Above	Bedroom	11'0 x 9'6			x			x
Above	Storage	10'10 x 5'0			x			x

Finished Floor (Main): 550	# of Rooms: 11	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 782	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,332 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Not Allowed, Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,332 sq. ft.				7				
				8				

Listing Broker(s): **Royal LePage West Real Estate Services**

OPPORTUNITY KNOCKS WOW!! prime location multi-level townhome in a "Pre-paid Leasehold Land" You will require conventional financing. Located in SUNCREEK ESTATES .Unit needs a full renovation. Layout offers: 3 bedrooms, living room with wood burning fireplace, kitchen eating area has a walkout sundeck, 2 storage rooms helps eliminate off site storage lockers, upper floor has a huge walk out sundeck perfect for enjoying the roof top and tree top views. Bring your renovator this unit needs your renovation ideas.



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Active
R2404665
 Board: F
 Apartment/Condo

114 8068 120A STREET

Surrey
 Queen Mary Park Surrey
 V3W 3P3

Residential Attached

\$319,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$319,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1995
Depth / Size (ft.):	Bedrooms: 1	Age: 26
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: MF
Flood Plain: Exempt	Full Baths: 1	Gross Taxes: \$1,345.83
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$211.86	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-216-751
Mgmt. Co's Name: Davin MGMT		Tour:
Mgmt. Co's Phone:		
View:	:	
Complex / Subdiv: Melrose Place		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Ground Level Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Mixed			Locker: Y
Foundation: Concrete Perimeter	Dist. to Public Transit: Close		Dist. to School Bus: Close
Rain Screen:	Units in Development:		Total Units in Strata:
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Property Disc.: No		
Fireplace Fuel: Gas - Natural	Fixtures Leased: No		
Fuel/Heating: Electric	Fixtures Rmvd: No		
Outdoor Area: Patio(s)	Floor Finish: Laminate, Tile		
Type of Roof: Asphalt			

Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water, Management**
 Legal: **STRATA LOT 14 SECTION 30 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMS2149**

Amenities: **Club House, Elevator, In Suite Laundry, Storage**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 11'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Dining Room	11' x 8'			x			x
Main	Master Bedroom	15' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 704	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): 0	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	4				Pool:
Finished Floor (Total): 704 sq. ft.	# or % of Rentals Allowed:			5				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			6				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			7				
Grand Total: 704 sq. ft.				8				

Listing Broker(s): **Homelife Benchmark Realty Corp. (White Rock)** **Homelife Benchmark Realty Corp. (White Rock)**

Melrose Place ground floor one bedroom, one bathroom unit on quiet side of building. Court ordered sale-as is where is. Great central location, steps from shopping and bus lines.



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Active
R2549612
 Board: F
 Apartment/Condo

308 8068 120A STREET
 Surrey
 Queen Mary Park Surrey
 V3W 3P3

Residential Attached
\$329,000 (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:
 View: :
 Complex / Subdiv: **Melrose Place**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

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:

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): 608	# of Rooms: 4	# 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:			2			No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total): 608 sq. ft.	# or % of Rentals Allowed: 10			4			No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5			No	Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6			No	
Grand Total: 608 sq. ft.				7			No	
				8			No	

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.



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Active
R2545870

Board: F
 Townhouse

1612 10620 150 STREET

North Surrey
 Guildford
 V3R 7S1

Residential Attached

\$349,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$349,000**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1980**
 Depth / Size (ft.): _____ Bedrooms: **2** Age: **41**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CDZ**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,592.35**
 Council Apprv?: _____ Half Baths: **1** For Tax Year: **2020**
 Exposure: **East** Maint. Fee: **\$232.64** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **001-808-524**
 Mgmt. Co's Name: **NAI GODDARD SMITH** Tour: _____
 Mgmt. Co's Phone: **604-534-7974**
 View: **No**
 Complex / Subdiv: **LINCOLN'S GATE**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **1 Storey, Ground Level Unit**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Slab**

Rain Screen: _____

Renovations: _____

Water Supply: **City/Municipal**

Fireplace Fuel: **Other**

Fuel/Heating: **Baseboard, Electric**

Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

Reno. Year: _____

R.I. Plumbing: **No**

Metered Water: _____

R.I. Fireplaces: _____

of Fireplaces: **1**

Total Parking: **1**

Parking: **Open**

Covered Parking: _____

Parking Access: **Front**

Locker: **N**

Dist. to School Bus: **CLOSE**

Total Units in Strata: **336**

Dist. to Public Transit: **CLOSE**

Units in Development: **336**

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **: SOLD AS IS AT TIME OF POSSESSION**

Fixtures Rmvd: **No : SOLD AS IS AT TIME OF POSSESSION**

Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Caretaker, Gardening, Management, Recreation Facility**

Legal: **STRATA LOT 55 SECTION 20 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW1460 TOGETHER WITH**

AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: **In Suite Laundry, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**

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

Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'2 x 3'10			x			x
Main	Living Room	16'6 x 12'9			x			x
Main	Kitchen	8'0 x 7'6			x			x
Main	Dining Room	10'0 x 8'3			x			x
Main	Laundry	5'0 x 2'5			x			x
Main	Master Bedroom	15'0 x 10'5			x			x
Main	Bedroom	15'0 x 9'4			x			x
Main	Storage	6'8 x 5'3			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	988	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	2	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	988 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	988 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!! Looking to do a renovation, here it is. Unit is in need of a full reno. Bring your decorating ideas. Great one level ground level unit with lots of potential. Living room has slider to a large private patio. Located in Surrey's Lincoln's Gate, a wonderful complex for retirees or young families just starting out. Extra storage at front door plus a large storage room in unit. Location is steps away from Guildford Town Center.



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Active
R2545935
 Board: F
 Apartment/Condo

306 9981 WHALLEY BOULEVARD

North Surrey
 Whalley
 V3T 0G6

Residential Attached

\$389,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$389,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2011
Depth / Size (ft.):	Bedrooms: 1	Age: 10
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: STRATA
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,457.20
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure:	Maint. Fee: \$312.09	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 028-700-759
Mgmt. Co's Name: Rancho		Tour:
Mgmt. Co's Phone: 604-684-4508		
View: :		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: End Unit, Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Concrete	Parking: Garage; Underground		
Exterior: Concrete, Glass		Locker: N	
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Rain Screen:	Units in Development:	Total Units in Strata:	
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 0	Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish: Mixed, Tile, Wall/Wall/Mixed	
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal**
 Legal: **STRATA LOT 364, BLOCK 5N, PLAN EPS561, SECTION 35, RANGE 2W, 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 V**
 Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Recreation Center, Wheelchair Access, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 10'5			x			x
Main	Dining Room	13' x 7'2			x			x
Main	Kitchen	9' x 7'5			x			x
Main	Master Bedroom	11' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 577	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 577 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 577 sq. ft.				7				
				8				

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

Concord Pacific's Park Place II. Located in the heart of Surrey Central. The most convenient location which has everything you need at your fingertips. This well spacious and nicely maintained, functional 1 bedroom condo has it all. Excellent amenities fully equipped gym & rec room & yoga room, home theatre room, 2-ten pin bowling lanes, concierge services. Close to Surrey Central Mall & Surrey SFU Campus, King George Skytrain station and Holland Park. Showing only Sunday 1pm & Wednesday 7pm by appointment.



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Active
R2528462

Board: F
 Townhouse

228 13725 72A AVENUE

Surrey
 East Newton
 V3W 0S4

Residential Attached

\$484,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$489,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1988**
 Depth / Size (ft.): Bedrooms: **2** Age: **33**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-1**
 Flood Plain: **Exempt** Full Baths: **2** Gross Taxes: **\$2,210.89**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: **Southeast** Maint. Fee: **\$315.95** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **015-930-581**
 Tour:
 Mgmt. Co's Name: **Crossroads Management**
 Mgmt. Co's Phone: **778-578-4445**
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Water**
 Sewer Type: **City/Municipal**

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage; Single**
 Locker:
 Dist. to Public Transit:
 Units in Development: **60** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **60**
 Property Disc.: **No**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Management**

Legal: **STRATA LOT 30, PLAN NWS2969, PART SW1/4, SECTION 21, 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, In Suite Laundry**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'1 x 13'5			x			x
Main	Dining Room	12'2 x 9'1			x			x
Main	Kitchen	10'2 x 8'6			x			x
Main	Flex Room	12'1 x 8'5			x			x
Main	Master Bedroom	16'2 x 11'			x			x
Main	Bedroom	12'10 x 10'			x			x
Main	Laundry	8'8 x 10'			x			x
Main	Foyer	6'10 x 6'1			x			x
Main	Storage	6'4 x 4'8			x			x
		x			x			x

Finished Floor (Main):	1,371	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,371 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	1,371 sq. ft.				7				
					8				

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

Park Place Estates & rarely available townhome in a quiet, well maintained, gated community. Conveniently located close to shopping & amenities & transportation. Adult oriented with age restrictions 40Y.



Presented by:
P.A. 'Doc' Livingston PREC*
 eXp Realty
 Phone: 604-787-7028
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Active
R2552173
 Board: F
 Townhouse

201 9580 PRINCE CHARLES BOULEVARD
 Surrey
 Queen Mary Park Surrey
 V3V 1S6

Residential Attached
\$569,000 (LP)
 (SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain: **No**
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Self Managed**
 Mgmt. Co's Phone:
 View: **No**
 Complex / Subdiv: **BRITTANY LANE**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **3**
 Half Baths: **0**
 Maint. Fee: **\$219.88**

Original Price: **\$569,000**
 Approx. Year Built: **2002**
 Age: **19**
 Zoning: **MF**
 Gross Taxes: **\$2,291.09**
 For Tax Year: **2020**
 Tax Inc. Utilities?: **No**
 P.I.D.: **025-088-548**
 Tour: **Virtual Tour URL**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Single**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Maint Fee Inc: **Gardening, Management**
 Legal: **STRATA LOT 6, PLAN LMS4455, SECTION 32, 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 OR V, AS**
 Amenities: **In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 10'9			x			x
Main	Kitchen	7'5 x 10'5			x			x
Main	Dining Room	12'6 x 16'5			x			x
Main	Nook	9' x 7'4			x			x
Main	Family Room	12'7 x 8'8			x			x
Above	Master Bedroom	12'7 x 17'7			x			x
Above	Bedroom	12'8 x 11'0			x			x
Below	Bedroom	12'9 x 18'3			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	640	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	583	Crawl/Bsmt. Height:			1	Above	3	No	Barn:
Finished Floor (Below):	224	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Below	3	No	Pool:
Finished Floor (Total):	1,447 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total:	1,447 sq. ft.	Basement: Part			6				
					7				
					8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, 3 level corner unit, 3 bedrooms, 3 baths, family room on main floor. Shows great easy to show