


South Surrey White Rock, Grandview Surrey # 51 2501 161A ST, V3S 7Y6		MLS# F1126102	Residential Attached Active					
	List Price: \$552,000	Days on Mkt:						
	List Date: 15-Oct-11	Expiry Date:	28-Feb-12					
	Subdiv/Complex: Highland Park	Previous Price:	PID: 027-566-579					
	Original Price: \$552,000	Frontage:	Approx Yr Blt: 2007					
Meas. Type:	Frontage Metric:	Age at List Date: 4						
Depth/Size:	Bedrooms: 3	Type: Townhouse						
Lot Size SqFt: 0.00	Bathrooms: 3	Zoning: RM30						
Exposure:	Full Baths: 2	Taxes: \$2,597 (2011)						
Stories in Bldg:	Half Baths: 1	If New GST/HST Incl:						
Fixtures Lsd:	Apprvl Read:	Tax Incl Utilis: No						
Fixt Rem:	Flood Plain:							
View:	Y - Landscaping/Peek at Mountains							
Style of Home: Corner Unit, End Unit	Total Parking: 3	Covered Parking: 2						
Construction: Frame - Wood	Parking Access: Front							
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double							
Exterior: Mixed, Stone, Vinyl								
Rain Screen:	R/I Plumbing:							
Type of Roof: Asphalt	Dist to Public Trans: Nearby	Dist to School/Bus: Nearby						
Renovations:	Reno Year:	Units in Development:	Total Units in Strata:					
Flooring: Hardwood, Mixed, Tile		Locker: No						
Water Supply: City/Municipal		Possession:						
Heat/Fuel: Electric, Forced Air, Natural Gas		Title to Land: Freehold Strata						
No. of Fireplaces: 1	R/I Fireplaces: 0	Seller's Interest: Registered Owner						
Fireplace Fuel: Gas - Natural		Mortgage Info: \$0						
Outdoor Area: Fenced Yard, Sundeck(s)		Property Disclosure: Yes						
Mgmt. Co's Name:		Bylaw Restrictions: Pets Allowed, Rentals Allowed						
Mgmt. Co's Phone:	Maint Fee: \$211.36							
Maint Charge Incl:	Gardening, Garbage Pickup, Management, Recreation Facility							
Legal:	PL BCS2896 LT 10 LD 36 SEC 24 TWP 1 STRATA LOT AS SHOWN ON FORM V.							
Amenities:	Club House, In Suite Laundry, Pool; Outdoor, Recreation Center, Swirpool/Hot Tub							
Features Incl:								
Site Influences: CENTR, GCNR, MARIN, RECNR, SHPNR	Services Con: ELEC, NGAS, WATER							
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 8'			X			X
Main F.	Kitchen	9'6 X 9'			X			X
Main F.	Family Room	13' X 9'			X			X
Above	Master Bedroom	12'6 X 9'5			X			X
Above	Bedroom	9'3 X 9'			X			X
Above	Bedroom	9' X 8'6			X			X
Bsmt	Recreation Room	16'8 X 14'			X			X
					X			X
					X			X
					X			X
Floor Area (SqFt):	Total # Rooms: 7	Bathrooms:						
Finished Floor Area Main: 653	Finished Levels: 3	1 2 Piece; Ensuite: N; Level: Main F.						
Finished Floor Area Up: 718	Basement Area: Part	2 5 Piece; Ensuite: Y; Level: Above						
Finished Floor Area Down: 234		3 4 Piece; Ensuite: N; Level: Above						
Finished Floor Area Bsmt: 0	Bsmt Height:	4						
Total Finished Floor Area: 1,605	Restricted Age:	5						
Unfinished Floor Area: 0	# Pets / Cats; Dogs:	6						
Grand Total Floor Area: 1,605	# or % Rentals:	7						
		8						
Listing Broker 1: RE/MAX Colonial Pacific Realty	604-541-4888	Appointments: Phone L.R. First						
Listing Sales Rep 1: Cindy Russell theteam@bchomehunters.com	604-803-1904	For Appts Call: Cindy Russell						
Listing Broker 2:		Appointment Ph: 604-541-4888						
Listing Sales Rep 2/3:		Occupancy: Owner						
Selling Broker:		Owner: Sergiy Veselov & Nataliya Gladushevskia						
Selling Sales Rep:								
Selling Broker 2:								
Selling Sales Rep 2/3:								
Commission: S-3.22% 1ST 100K/1.15% BAL								
Realtor Remarks:	Rare Highland Park C plan! Stunning end unit townhome! Side by side garage, large back deck & dbl sized backyard. High ceilings, open floor plan, granite w/white cabinets on top & dark on the bottom, family room, 3 bdrms up w/ large ensuite, bonus recrm in bsmt.							
	Rare Highland Park C plan! Stunning end unit townhome! Side by side double garage, large beck deck & double sized private & fenced backyard. Additional outdoor parking, totalling 3 private parking spots and a visitor spot out front. Fantastic floor plan w/3 bdrms up w/ a large master suite w/separate shower & soaker tub, high ceilings on the main floor w/ a wide open floor plan from the kitchen, family room, large dining room & living room, hardwood floors, great light fixture, 2 pc bath on the main, a bonus recrm in the basement, could be a fourth bdrm. This home has lots of light, great location in the development facing west. Perfect townhome package. Complex has outdoor pool, exercise centre & clubhouse.							

REA Full Realtor

The enclosed information while deemed to be correct, is not guaranteed.

20-Oct-11 7:43 PM

PREC* indicates Personal Real Estate Corporation.