



Presented by:

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Sold
R2420075

Board: F
Townhouse

35 14271 60 AVENUE

Surrey
Sullivan Station
V3X 2N4

Residential Attached

\$558,000 (LP)

\$545,000 (SP) **M**



List Date: **11/14/2019** Frontage (feet): Original Price: **\$558,000**
 Days on Market: **10** Frontage (metres): Approx. Year Built: **2014**
 Sold Date: **11/24/2019** Bedrooms: **3** Age: **5**
 Meas. Type: **Feet** Bathrooms: **3** Zoning: **RM-30**
 Depth / Size (ft.): Maint. Fee: **\$195.00** Gross Taxes: **\$2,209.27**
 Lot Area (sq.ft.): **0.00** Council Apprv?: For Tax Year: **2019**
 Flood Plain: Exposure: Tax Inc. Utilities?: **No**
 P.I.D.: **029-572-827**
 If new, GST/HST inc?:
 P.I.D.: **029-572-827**
 Tour: **Virtual Tour URL**
 Mgmt. Co's Name: **Remax Dwell**
 Mgmt. Co's Phone: **604-248-0752**
 View: **:**
 Complex / Subdiv: **Blackberry Walk**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcony(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 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:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **Yes: Security System ADT equipment**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate, Mixed, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal, Water**
 Legal: **STRATA LOT 41, PLAN EPS1763, SECTION 9, 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 V**

Amenities: **Club House**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security - Roughed In, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 12'3			x			x
Main	Dining Room	10'10 x 8'8			x			x
Main	Kitchen	12'10 x 12'3			x			x
Above	Master Bedroom	12'3 x 11'8			x			x
Above	Bedroom	12'3 x 9'2			x			x
Below	Bedroom	9'3 x 7'6			x			x
Below	Foyer	8'4 x 4'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	540	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	540	Crawl/Bsmt. Height:			1	Above	3	Yes	Barn:
Finished Floor (Below):	234	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Below	3	No	Pool:
Finished Floor (Total):	1,314 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total:	1,314 sq. ft.	Basement: None			6				
					7				
					8				

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

Like NEW! 3 bdrm, 3 FULL bathrm Townhome built by Woodbridge Homes. Great curb appeal with a quiet location in the complex. Sought after privacy with living space facing a Greenbelt. No wasted space. Upgrades include laminate floors on all levels, crown moulding, electric fireplace, and built-in vacuum. Window seat in the living room. The open kitchen features soft close shaker cabinets, spacious pantry, quartz counters, stainless steel appliances. Breakfast bar on the kitchen island. The balcony next to the kitchen is ideal for barbecuing & relaxing outdoors. Master with his and her closets, window seat & an ensuite with a large shower with bench. Club House with a wonderful indoor and outdoor party space. Close to Wood Hill Elementary (French immersion), shopping & services.