



Presented by:

# Esther Wong

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**Sold**  
**R2351975**

Board: F  
Townhouse

## 51 14271 60 AVENUE

Surrey  
Sullivan Station  
V3X 2N4

Residential Attached

**\$619,000** (LP)

**\$598,000** (SP)



List Date: **3/26/2019** Frontage (feet): Original Price: **\$619,000**  
 Days on Market: **7** Frontage (metres): Approx. Year Built: **2014**  
 Sold Date: **4/2/2019** Bedrooms: **3** Age: **5**  
 Meas. Type: **Feet** Bathrooms: **3** Zoning: **RM-30**  
 Depth / Size (ft.): Maint. Fee: **\$191.56** Gross Taxes: **\$2,166.43**  
 Lot Area (sq.ft.): **0.00** Council Apprv?: For Tax Year: **2017**  
 Flood Plain: Exposure: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **029-413-974**  
 Mgmt. Co's Name: **Remax Dwell** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-821-2999**  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>3 Storey</b>	Total Parking: <b>2</b> Covered Parking: <b>1</b> Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single, Open</b>
Exterior: <b>Mixed, Vinyl</b>	Locker:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:
Rain Screen:	Units in Development: <b>55</b>
Renovations:	Title to Land: <b>Freehold Strata</b>
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>0</b>
Fireplace Fuel:	Property Disc.: <b>Yes</b>
Fuel/Heating: <b>Baseboard, Electric</b>	Fixtures Leased: :
Outdoor Area: <b>Fenced Yard</b>	Fixtures Rmvd: :
Type of Roof: <b>Asphalt</b>	Floor Finish: <b>Laminate, Wall/Wall/Mixed</b>

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**  
 Legal: **STRATA LOT 9, 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, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 13'10			x			x
Main	Dining Room	11'10 x 10'11			x			x
Main	Kitchen	14'3 x 10'9			x			x
Above	Master Bedroom	14'1 x 11'10			x			x
Above	Bedroom	10'5 x 8'9			x			x
Above	Bedroom	9'2 x 8'7			x			x
Below	Recreation	18'9 x 10'9			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>615</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>669</b>	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below): <b>333</b>	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	Below	2	No	Pool:
Finished Floor (Total): <b>1,617 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,617 sq. ft.</b>				7				
				8				

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

**Better than new! Built with care by PARK Ridge Homes and Woodbridge Properties! Craftsman design with porch and fenced front yard providing fantastic curb appeal. Very well maintained 3 bedroom, 3 bathroom home with a large rec room that allows maximum flexibility for use as a bedroom, media room, exercise room or workspace. Efficient layout features an open concept chef's kitchen with ample counter and storage space, soft close cabinetry, quartz counters, breakfast bar and S/S appliances. Generous balcony for enjoying morning coffee or barbecuing. Well designed clubhouse with a fantastic indoor and outdoor entertainment space. Ideal, central location Easy walking distance to Woodward Hill Elementary( French immersion),Sullivan Heights Secondary,shopping & services.OPEN SAT,APRIL 6 FROM 2-4**