



Presented by:

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WestCoast Realty
You've found a home

Active
R2626589
Board: F
Apartment/Condo

715 13883 LAUREL DRIVE

North Surrey
Whalley
V3T 1A8

Residential Attached

\$375,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$375,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2013
Frontage(feet):	Bathrooms: 1	Age: 8
Frontage(metres):	Full Baths: 1	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,517.82
Sq. Footage: 0.00	P.I.D.: 029-128-471	For Tax Year: 2021
Flood Plain:	View: No	Tax Inc. Utilities?: No
Complex / Subdiv: Emerald Heights	Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water	Tour: Virtual Tour URL
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt, Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
Parking: **Add. Parking Avail., Garage; Underground, None**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 59, BLOCK 5N, PLAN EPS1549, 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: **Elevator, Exercise Centre, Guest Suite, In Suite Laundry**

Site Influences: **Cul-de-Sac, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 515	Units in Development:	Tot Units in Strata: 70	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: City Base Management Ltd	Mgmt. Co's #: 604-708-8999	
Finished Floor (Below): 0	Maint Fee: \$209.97	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Snow removal		
Finished Floor (Total): 515 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Unfinished Floor: 0	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 515 sq. ft.	# or % of Rentals Allowed:		
Suite: None	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: 1			
# of Kitchens: 1 # of Rooms: 4			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16' x 11'			x	1	Main	4	No
Main	Dining Room	6'9 x 11'			x	2			
Main	Kitchen	11'9 x 8'			x	3			
Main	Bedroom	9' x 11'			x	4			
					x	5			
					x	6			
					x	7			
					x	8			

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

Outstanding opportunity for a first time buyer or investor at Emerald Heights! Well laid out floor plan feels larger than 515 square feet. The unit is bright and well maintained. Amazing kitchen with lots of cabinets, granite counters and stainless steel appliances. Laminate floors in the living & dining room. Spacious balcony perfect for a bistro table and barbecue. Unbeatable, central location that is an 8 minute walk to skytrain. Close to City Hall, SFU Campus, Surrey Memorial Hospital, shopping and services. One parking and one storage locker. Rental and pet friendly.