



Presented by:

Esther Wong

Sutton Group-West Coast Realty
Phone: 604-710-0364
http://www.estherwong.ca
esther@estherwong.ca



Sold
R2547408
Board: F
Apartment/Condo

816 13883 LAUREL DRIVE

North Surrey
Whalley
V3T 1A8

Residential Attached

\$368,000 (LP)

\$368,000 (SP)



List Date: **3/8/2021** Frontage (feet): Original Price: **\$368,000**
 Days on Market: **17** Frontage (metres): Approx. Year Built: **2013**
 Sold Date: **3/25/2021** Bedrooms: **1** Age: **8**
 Meas. Type: **Feet** Bathrooms: **1** Zoning: **RES**
 Depth / Size (ft.): Maint. Fee: **\$209.97** Gross Taxes: **\$1,336.23**
 Lot Area (sq.ft.): **0.00** Council Apprv?: For Tax Year: **2020**
 Flood Plain: Exposure: **East** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **029-128-579**
 Mgmt. Co's Name: **City Base Management Ltd** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-708-8999**
 View: **:**
 Complex / Subdiv: **Emerald Heights**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Underground		Locker: Y
Exterior: Brick, Mixed, Vinyl	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Foundation: Concrete Perimeter	R.I. Plumbing:	Units in Development:	Total Units in Strata: 70
Rain Screen:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Renovations:	# of Fireplaces: 0	Property Disc.: No	
Water Supply: City/Municipal		Fixtures Leased: :	
Fireplace Fuel:		Fixtures Rmvd: Yes: Drapes. Wall art and decor belong to tenant	
Fuel/Heating: Baseboard, Electric		Floor Finish: Laminate, Tile, Wall/Wall/Mixed	
Outdoor Area: Balcony(s)			
Type of Roof: Asphalt, Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**
 Legal: **STRATA LOT 69, 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**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 11'			x			x
Main	Dining Room	11'11 x 6'9			x			x
Main	Kitchen	11'9 x 8'			x			x
Main	Bedroom	9' x 11'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 512	# 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				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 512 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 512 sq. ft.	Basement: None			7				
				8				

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

OUTSTANDING HOME AND INVESTMENT! TOP FLOOR! ONLY ONE ADJOINING WALL WITH NEIGHBOURS!. Bright, well maintained, one bedroom unit in a great location. Efficient floor plan with no wasted space. Spacious chef's kitchen with ample cabinetry, granite counters and stainless steel appliances. Laminate flooring in throughout except bedrm & bathrm. Generous balcony perfect for a bistro table or barbecue. Unbeatable location, 8 minute walk to skytrain! Close to City Hall, SFU campus, Surrey Memorial Hospital, shopping and services. Fantastic opportunity for an investor as the tenant is excellent and would like to stay! March 27 & 28 showing between 12:00pm & 2:00pm by appointment. Weekdays by appointment with 24 hour notice.