



Presented by:
Esther Y Wong
 Sutton Group-West Coast Realty
 Phone: 604-710-0364
 http://www.estherwong.ca
 esther@estherwong.ca



Sold **R2284635** **33 14271 60 AVENUE** Residential Attached
 Board: F Surrey **\$555,000 (LP)**
 Townhouse Sullivan Station **\$550,000 (SP)**



List Date: **6/29/2018** Frontage (feet): Original Price: **\$555,000**
 Days on Market: **13** Frontage (metres): Approx. Year Built: **2015**
 Sold Date: **7/12/2018** Bedrooms: **2** Age: **3**
 Meas. Type: **Feet** Bathrooms: **3** Zoning: **STRATA**
 Depth / Size (ft.): Maint. Fee: **\$155.80** Gross Taxes: **\$1,883.09**
 Lot Area (sq.ft.): **0.00** Council Apprv?: For Tax Year: **2017**
 Flood Plain: Exposure: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **029-572-801**
 Mgmt. Co's Name: **Remax Dwell** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-248-0752**
 View: **Yes: Greenbelt/trees**
 Complex / Subdiv: **Blackberry Walk**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Storey, Inside Unit** Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
 Construction: **Frame - Wood** Parking: **Garage; Single**
 Exterior: **Mixed, Vinyl, Wood** Locker: **N**
 Foundation: **Concrete Perimeter** Dist. to Public Transit:
 Rain Screen: Renovations: R.I. Plumbing: Units in Development: **55** Dist. to School Bus:
 Water Supply: **City/Municipal** R.I. Fireplaces: Title to Land: **Freehold Strata** Total Units in Strata:
 Fireplace Fuel: # of Fireplaces: **0**
 Fuel/Heating: **Electric** Property Disc.: **Yes**
 Outdoor Area: **Balcony(s), Fenced Yard** Fixtures Leased: **No**
 Type of Roof: **Asphalt** Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Other**
 Legal: **PL EPS1763 LT 39 LD 36 SEC 9 TWP 2. 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, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave**

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	Foyer	8'4 x 4'4			x			x
Below	Den	9'3 x 7'6			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:	Cats: Yes	Dogs: Yes	3	Below	3	No	Pool:
Finished Floor (Total):	1,314 sq. ft.	# or % of Rentals Allowed:	Pets Allowed w/Rest., Rentals Allowed		4				Garage Sz:
Unfinished Floor:	0	Bylaws:	Basement: None		5				Door Height:
Grand Total:	1,314 sq. ft.				6				
					7				
					8				

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

Welcome Home! This immaculate townhome in Blackberry Walk is better than new; 2 bedroom and den with closet and window that can be the 3rd bedroom. 3 full bathrooms. Unbeatable location for privacy with living room looking into a green space. Generous balcony off the kitchen with features such as soft close shaker cabinets, quartz counters, stainless steel appliances, storage pantry and a breakfast bar. The home has great flow with an efficient layout. Living room has a window seat that maximizes seating. Large master bedroom with his/her closets, window seat and spacious ensuite. Club house with great indoor and outdoor space. Steps away from Woodward Hill Elementary (French Immersion) and close to shopping and services.