



Presented by:
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For Approval R2567722 **17 16260 23A AVENUE** Residential Attached
 Board: F South Surrey White Rock **\$699,000 (LP)**
 Townhouse Grandview Surrey (SP)



Sold Date: Frontage (feet): Original Price: **\$699,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2016**
 Depth / Size (ft.): Bedrooms: **2** Age: **5**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM-30**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,044.93**
 Council Apprv?: Half Baths: **1** For Tax Year: **2020**
 Exposure: **South** Maint. Fee: **\$234.56** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **030-095-654**
 Tour:
 Mgmt. Co's Name: **Dwell**
 Mgmt. Co's Phone: **604-821-2999**
 View: **Yes: Oak Meadows Park**
 Complex / Subdiv: **Morgan**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., 3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s), Fenced Yard**
 Type of Roof: **Asphalt**
 Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **0**
 Total Parking: **2** Covered Parking: **1** Parking Access:
 Parking: **Garage; Single, Tandem Parking**
 Locker: **N**
 Dist. to Public Transit: **290m**
 Units in Development: **94** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **94**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 81 DISTRICT LOT 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3096 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, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	7'2 x 3'11			x			x
Below	Den	7'8 x 7'8			x			x
Main	Living Room	12'9 x 12'2			x			x
Main	Dining Room	12'1 x 8'9			x			x
Main	Kitchen	12'2 x 12'2			x			x
Above	Bedroom	12'6 x 12'2			x			x
Above	Master Bedroom	12'2 x 12'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 490	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 501	Crawl/Bsmt. Height:			1	Below	2	No	Barn:
Finished Floor (Below): 209	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	3	Yes	Pool:
Finished Floor (Total): 1,200 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz: 20'2x12'2
	Bylaws: Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions			5			No	Grg Dr Ht:
Unfinished Floor: 0	Basement: Part			6			No	
Grand Total: 1,200 sq. ft.				7			No	
				8			No	

Listing Broker(s): **Royal LePage West Real Estate Services**

This unit exemplifies the old adage, "location, location, LOCATION!" Experience Morgan by Mosaic. This complex is located just steps from major conveniences, restaurants, shops, & so much more! Located on the far side of the complex facing the peacefully quiet Oak Meadows Park, situated such that this unit has open space to the North & South, allowing air & natural light to flow through the home - not to mention, provides plenty of privacy. Featuring 10' ceilings on the main floor, and a bright & open kitchen. This modern & chic townhouse features 2 bedrooms, 3 bathrooms, & a den - perfect for a home office. Upgrades include High capacity Washer & Dryer and brilliant quart countertops. Plenty of visitor & street parking for your guests. Plus, a short walk takes you to gorgeous ocean views!