



Presented by:  
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**For Approval R2789619** **306 15241 18 AVENUE** Residential Attached  
 Board: F South Surrey White Rock **\$599,900 (LP)**  
 Apartment/Condo King George Corridor (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$599,900**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1995**  
 Frontage(feet): Bathrooms: **2** Age: **28**  
 Frontage(metres): Full Baths: **2** Zoning: **CD**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,830.05**  
 Sq. Footage: **0.00** For Tax Year: **2022**  
 Flood Plain: P.I.D.: **023-309-539** Tax Inc. Utilities?: **No**  
 View: **No :** Tour: **Virtual Tour URL**  
 Complex / Subdiv: **Cranberry Lane**  
 First Nation  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit, Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Mixed, Stucco**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural** Reno. Year:  
 Fuel/Heating: **Baseboard, Electric** Rain Screen: **Full**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Metered Water:  
 Type of Roof: **Asphalt, Torch-On** R.I. Plumbing:  
 Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **Steps** Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 33, PLAN LMS2269, SECTION 14, TOWNSHIP 1, 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 1**

Amenities: **Club House, Elevator, In Suite Laundry, Storage**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Smoke Alarm**

Finished Floor (Main): <b>995</b>	Units in Development: <b>43</b>	Tot Units in Strata: <b>43</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>West</b>	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Teamwork</b>	Mgmt. Co's #: <b>604-854-1734</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$449.53</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Sewer, Snow removal, Water</b>		
Finished Floor (Total): <b>995 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Grand Total: <b>995 sq. ft.</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Suite: <b>None</b>	# or % of Rentals Allowed: <b>100%</b>		
Basement: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term Lse-Details:		
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'1 x 5'4			x	1	Main	4	No
Main	Kitchen	10'6 x 8'11			x	2			No
Main	Dining Room	11'10 x 9'			x	3			No
Main	Living Room	11'10 x 10'7			x	4			No
Main	Bedroom	10'11 x 9'6			x	5	Main	3	Yes
Main	Primary Bedroom	14'8 x 11'1			x	6			No
Main	Walk-In Closet	6' x 5'			x	7			No
					x	8			No

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

**Looking for a sound investment in a well-maintained building with a proactive strata? Welcome to Cranberry Lane! This spacious 2-bedroom, 2-bathroom unit features updated designer paint colours and laminate flooring, a cozy gas fireplace, new blinds, and a brand new hot water tank. Located in an incredibly versatile area: Walking distance to shops, restaurants, services, parks, & schools - right on a bus route that easily connects commuters to all corners of Greater Vancouver & the Fraser Valley - and of course, just minutes away from beautiful White Rock Beach. This building has undergone substantial upgrades over the years, including remediation (2012), a new roof, gutters, handrails, refurbished elevator, & more. Includes secure visitor parking, 1 parking stall, & 1 storage locker.**