

Presented by:

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For Approval R2789619 Board: F

306 15241 18 AVENUE

South Surrey White Rock King George Corridor V4A 1W9

Residential Attached \$599,900 (LP)

For Tax Year:

Dist. to School Bus:

43

604-854-1734

Locker: Yes

Cats: Yes Dogs: Yes

Tot Units in Strata:

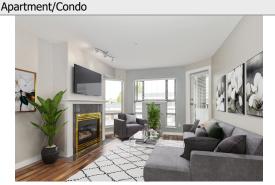
Storeys in Building:

Mgmt. Co's #:

of Pets: 2

(SP) M

2022



Sold Date: If new,GST/HST inc?: Original Price: \$599,900 Meas. Type: Bedrooms: 2 Approx. Year Built: 1995 2 Frontage(feet): Bathrooms: 28 Age: Full Baths: 2 Frontage(metres): Zoning: CD

Half Baths: Depth / Size (ft.): \$1,830.05 **Gross Taxes:**

Sq. Footage: 0.00

Full

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

City/Municipal Water Supply: City/Municipal Sewer Type:

Style of Home: Inside Unit, Upper Unit

Construction: Frame - Wood Brick, Mixed, Stucco Exterior:

Foundation: **Concrete Perimeter**

Finished Floor (Main):

Renovations: # of Fireplaces: 1

Fireplace Fuel: Gas - Natural Fuel/Heating: Baseboard, Electric

Outdoor Area:

R.I. Fireplaces:

Balcny(s) Patio(s) Dck(s) Type of Roof: Asphalt, Torch-On

Total Parking: 1 Covered Parking: 1 Parking Access:

Parking: Garage; Underground Dist. to Public Transit: Steps

Title to Land: Freehold Strata

Property Disc.: Yes Fixtures Leased: No:

Fixtures Rmvd: No:

Floor Finish: Laminate, Tile, Wall/Wall/Mixed

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 Legal:

Amenities: Club House, Elevator, In Suite Laundry, Storage

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

995

ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Smoke Alarm Features:

Finished Floor (Above): O Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): O Finished Floor (Total): 995 sq. ft. Unfinished Floor: 0

Grand Total: 995 sq. ft.

Suite: None

Basement: None Crawl/Bsmt. Ht: # of Levels: 1 Units in Development: 43 Exposure: West

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Mgmt. Co's Name: Teamwork Maint Fee: \$449.53

Council/Park Apprv?: No Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Sewer, Snow removal, Water

Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed

Restricted Age:

or % of Rentals Allowed: 100% Short Term(<1yr)Rnt/Lse Alwd?: No

Short Term Lse-Details:

# Of Receivers. 2										
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			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.