

R2504589
Townhouse

5 9253 122 STREET
Surrey
Queen Mary Park Surrey
V3V 7R2

Residential Attached
\$410,000 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1986**
 Bedrooms: **2** Age: **34**
 Lot Area Bathrooms: **2** Zoning: **MF**
 Flood Full Baths: **2** Gross Taxes: **\$1,497.53**
 Plain: Half Baths: **0** For Tax Year: **2019**
 Rear Yard Maint. Fee: **\$301.88** P.I.D.: **003-881-725**
 Exp:
 Mgmt. Co's Name: **CROSSROADS**
 Mgmt. Co's Phone: **778-578-4445**
 View:
 Complex / Subdiv: **KENSINGTON GATE**
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

| | |
|---|--|
| Style of Home: End Unit,Rancher/Bungalow | Total Parking: 2 Covered Parking: 1 Parking Access: Front |
| Construction: Frame - Wood | Parking: Garage; Single,Open |
| Exterior: Other,Vinyl | Dist. to Transit: Dist to School Bus: |
| Foundation: Concrete Perimeter | Title to Land: Freehold Strata |
| Rain Screen: | Property Disc.: Yes |
| Renovations: Partly | PAD Rental: |
| # of Fireplaces: 1 | Fixtures Leased: No |
| Fireplace Fuel: Gas - Natural | Fixtures Rmvd: No |
| Water Supply: City/Municipal | Floor Finish: Laminate,Mixed |
| Fuel/Heating: Forced Air,Natural Gas | |
| Outdoor Area: Patio(s) | |
| Type of Roof: Asphalt | |

Maint Fee Inc: **Garbage Pickup,Gardening,Management,Recreation Facility,Snow removal**
 Legal: **STRATA LOT 5, SECTION 35, TOWNSHIP 2, NWD STRATA PLAN NW2395, TOGETHER WITH AN I**
 Amenities: **Club House,Exercise Centre,In Suite Laundry,Pool; Indoor**
 Site Influences: **Adult Oriented,Gated Complex,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 15'7 x 11'0 | | | x | | | x |
| Main | Dining Room | 10'6 x 7'5 | | | x | | | x |
| Main | Kitchen | 10'3 x 9'7 | | | x | | | x |
| Main | Eating Area | 10'0 x 9'3 | | | x | | | x |
| Main | Master Bedroom | 15'6 x 11'9 | | | x | | | x |
| Main | Bedroom | 9'6 x 8'8 | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |

| | | | | | |
|--|--|------|-------|-------------|----------|
| Finished Floor (Main): 1,147 | # of Rooms: 6 # of Kitchens: 1 # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | 1 | Main | 4 | Yes |
| Finished Floor (Below): 0 | Restricted Age: 45+ | 2 | Main | 3 | No |
| Finished Floor (Basement): 0 | # of Pets: 2 Cats: Yes Dogs: Yes | 3 | | | No |
| Finished Floor (Total): 1,147 sq. ft. | # or % of Rentals Allowed: | 4 | | | No |
| Unfinished Floor: 0 | Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.,Rentals Not Allowed | 5 | | | No |
| Grand Total: 1,147 sq. ft. | Basement: None | 6 | | | No |
| | | 7 | | | No |
| | | 8 | | | No |

Listing Broker(s): **Royal LePage - Wolstencroft**

****BACK ON THE MARKET**! Don't MISS IT! This END Unit Ground floor feels like a HOME! Situated in sought after "KENSINGTON GATE" (45+) Stunning 2 BDRM (converted to 1 plus DEN) is 1147 SQFT plus 2 FULL baths! PRIME location with SOUTH backing PRIVATE yard! Den has double french doors and is OPEN to the Living Area! Spacious OPEN PLAN Living and Dining Room makes it perfect for entertaining! Lovely eat-in kitchen with beautiful windows! Meticulously cared for! Upgraded Laminate floors thorough main living areas except Master! Stainless Steel Appliances! Furnace (2010)! Single garage plus driveway. Great amenities - outdoor pool, clubhouse, rec centre and more! Steps to transit, shopping and parks. Don't Wait! You'll LOVE this incredible END UNIT! BE FAST!!**

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.