

R2579646
Apartment/Condo

319 15745 CROYDON DRIVE
Surrey
Grandview Surrey
V3Z 2L5

Residential Attached
\$475,000 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2010**
 Bedrooms: **1** Age: **11**
 Lot Area: Bathrooms: **1** Zoning: **CD**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,650.89**
 Rear Yard: **West** Half Baths: **0** For Tax Year: **2020**
 Exp: Maint. Fee: **\$309.90** P.I.D.: **028-095-421**
 Mgmt. Co's Name: **Re/max Dwell**
 Mgmt. Co's Phone: **604-821-2999**
 View: **No**
 Complex / Subdiv: **Focus at Morgan Crossing**
 Services Connected: **Electricity,Storm Sewer,Water**

Style of Home: **Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Electric**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Underground,Visitor Parking**
 Locker: **Yes**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate,Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup,Gardening,Hot Water,Management,Snow removal**
 Legal: **STRATA LOT 150, SECTION 23, TWP 1, NEW WESTMINSTER DISTRICT STRATA PLAN BCS3659**
 Amenities: **Elevator,In Suite Laundry,Storage**
 Site Influences: **Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'8 x 10'2			x			x
Main	Dining Room	10'8 x 7'11			x			x
Main	Kitchen	9'3 x 8'11			x			x
Main	Master Bedroom	15'11 x 9'9			x			x
Main	Den	7'1 x 6'11			x			x
Main	Laundry	8'4 x 4'0			x			x
Main	Foyer	5'10 x 4'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	773	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes
Finished Floor (Below):	0	Restricted Age:			2			No
Finished Floor (Basement):	0	# of Pets: 2 Cats: Yes Dogs: Yes			3			No
Finished Floor (Total):	773 sq. ft.	# or % of Rentals Allowed:			4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns			5			No
Grand Total:	773 sq. ft.	Basement: None			6			No
					7			No
					8			No

Listing Broker(s): **Stonehaus Realty Corp.**

LOCATION LOCATION LOCATION!! Come live the Morgan Creek lifestyle. Open floor plan with tons of natural light. Stainless steel appliances with silstone countertops. Master bedroom has his and her closets so plenty of space. 1 Bedroom + Den!! Large laundry with a lot of storage space. 2 underground parking spots with a storage locker. Tons of shops and restaurants within walking distance. Great place to call home!
**** BY APPT ONLY - OPEN HOUSE SAT/SUN May 15/16 1-4pm****

The enclosed information, while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'.