

R2626087
Apartment/Condo

401 15268 18 AVENUE
Surrey
King George Corridor
V4A 1W8

Residential Attached
\$569,000 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2008**
 Bedrooms: **2** Age: **13**
 Lot Area: Bathrooms: **2** Zoning: **CDZ**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,112.13**
 Rear Yard: Half Baths: **0** For Tax Year: **2020**
 Exp: Maint. Fee: **\$376.61** P.I.D.: **027-396-665**
 Mgmt. Co's Name: **NAI Goddard & Smith**
 Mgmt. Co's Phone: **604-534-7974**
 View:
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation:
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Electric**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s),Rooftop Deck**
 Type of Roof: **Asphalt**

Total Units in Strata: **24**
 Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **Yes**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood,Tile,Carpet**

Maint Fee Inc: **Garbage Pickup,Gardening,Management**
 Legal: **STRATA LOT 21, PLAN BCS2768, SECTION 14, TOWNSHIP 1,NEW WESTMINSTER LAND DISTRIC**
 Amenities: **Club House,Elev ator,Garden,In Suite Laundry,Storage**
 Site Influences: **Central Location,Recreation Nearby,Shopping Nearby**
 Features: **Clothes Dryer,Clothes Washer,Dishwasher,Garage Door Opener,Microwav e,Refrigerator,Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'1 x 10'9			x			x
Main	Kitchen	11'5 x 8'9			x			x
Main	Dining Room	7'7 x 10'8			x			x
Main	Master Bedroom	14'3 x 10'8			x			x
Main	Bedroom	11'2 x 10'5			x			x
Main	Den	7'1 x 5'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	980	# of Rooms: 6 # 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	4	Yes
Finished Floor (Below):	0	Restricted Age:	2			No
Finished Floor (Basement):	0	# of Pets: Cats: Yes Dogs: Yes	3			No
Finished Floor (Total):	980 sq. ft.	# or % of Rentals Allowed: 2	4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns	5	Main	4	No
Grand Total:	980 sq. ft.	Basement: None	6			No
			7			No
			8			No

Listing Broker(s): **Coldwell Banker Marquise Realty**

Convenience and elegance in this lovely boutique building with high end finishes such as Granite counters, Porcelain backsplash, and Hardwood floors. This unit has 9 foot ceilings, heated bathroom floors, stainless appliances and maple cabinets. Located on the 4th floor, the entrance opens to a rooftop deck. Walk to Semiahmoo Mall, Starbucks, the library and transportation. Open house by appointment on Oct 16/17 1-3pm. Please bring masks.

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'.