

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 1991
Frontage (ft):	Bathrooms: 3	Age: 33
Lot Area:	Full Baths: 2	Zoning: MF
Flood Plain:	Half Baths: 1	Gross Taxes: \$2,946.73
Rear Yard Exp:	Maint. Fee: 419.18	For Tax Year: 2023
View:		P.I.D.: 017-501-644

Style of Home: 2 Storey,Basement Entry	Parking: Total: 2 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Mixed	Parking Access: Front
Foundation:	Parking: Garage; Single,Open
Rain Screen:	Locker:
Renovations:	Units in Dev:
# of Fireplaces: 2 - Fuel: Gas - Natural	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Hot Water,Natural Gas,Radiant	Property Disc: Yes
Outdoor Area: Patio(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased:
Floor Finish: Mixed,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:

View:

Mgmt. Company: Hugh & McKinnon

Complex / Subdiv: Sunrise Point

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 49, PLAN NWS3388, PART NW1/4, SECTION 12, 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,Garden,In Suite Laundry

Site Influences: Central Location,Gated Complex,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	10'0 x 8'2	Above	Walk-In Closet	0' x 0'
Main	Living Room	15'0 x 13'0	Above	Bedroom	15'1 x 12'0
Main	Dining Room	11'0 x 9'0	Above	Laundry	5'0 x 4'10
Main	Kitchen	9'0 x 8'3			
Main	Den	11'0 x 10'11			
Main	Storage	5'0 x 4'0			
Above	Primary Bedroom	15'1 x 14'1			

Finished Floor (Main): 983 sqft	# Of Rooms: 10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 783 sqft	# Of Kitchens: 1	Main	2	No
Finished Floor (Below): 0 sqft	# Of Levels: 2	Above	4	Yes
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:	Above	4	No
Finished Floor (Total): 1,766 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 1,766 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Sunrise Pointe in South Surrey! This Bright unit has been lovingly lived in, 2BR w/den (3rd bedroom on main) townhouse with entry on main level. Quiet, gated, 55+ community (1 occupant must be 55+), skylights in stairs, vaulted ceiling in dining, ceramic tile in foyer/kit/FR & 2nd F/P in Primary room. Private yard with 2 sliding doors to large east facing brick patio. Spacious kitchen with lots of counter space & adjoining breakfast nook. Radiant H/W heat. 2nd parking stall at door & single garage. Small pets OK. Minutes to Parks, Golf Course, Morgan Crossing Shopping Mall, Restaurants and Freeway Access. Call today!