

Presented by:
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Keller Williams Elite Realty

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Active

R2749517

Board: F

Townhouse

14 12128 68 AVENUE

Surrey

West Newton

V3W 1M3

Residential Attached

\$848,800 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View: **Yes : HUGE WEST EXPOSED YARD**

Complex / Subdiv: **MALLARD RIDGE**

First Nation

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **3**

Bathrooms: **3**

Full Baths: **2**

Half Baths: **1**

P.I.D.: **024-812-536**

Original Price: **\$848,800**

Approx. Year Built: **2000**

Age: **23**

Zoning: **STRATA**

Gross Taxes: **\$2,802.60**

For Tax Year: **2022**

Tax Inc. Utilities?: **No**

Tour:

Style of Home: **2 Storey, End Unit**

Construction: **Frame - Wood**

Exterior: **Glass, Mixed, Vinyl**

Foundation: **Concrete Perimeter**

Renovations: **Partly**

of Fireplaces: **1**

R.I. Fireplaces:

Fireplace Fuel: **Gas - Natural**

Fuel/Heating: **Baseboard, Forced Air, Natural Gas**

Outdoor Area: **Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **2**

Covered Parking: **1**

Parking Access: **Front**

Parking: **Garage; Single, Open**

Dist. to Public Transit: **NEAR**

Dist. to School Bus: **NEAR**

Title to Land: **Freehold Strata**

Property Disc.: **Yes**

Fixtures Leased: **:**

Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 29, PLAN LMS4039, SECTION 18, TOWNSHIP 2, 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, In Suite Laundry**

Site Influences: **Central Location, Private Setting, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/DW, Drapes/Window Coverings, Microwave, Security - Roughed In**

Finished Floor (Main): **643**

Finished Floor (Above): **869**

Finished Floor (AbvMain2): **0**

Finished Floor (Below): **0**

Finished Floor (Basement): **0**

Finished Floor (Total): **1,512 sq. ft.**

Unfinished Floor: **0**

Grand Total: **1,512 sq. ft.**

Units in Development: **33**

Exposure:

Mgmt. Co's Name: **Quay Pacific**

Maint Fee: **\$356.00**

Maint Fee Includes: **Caretaker, Gardening, Management, Recreation Facility**

Tot Units in Strata: **33**

Storeys in Building: **2**

Mgmt. Co's #: **604-521-0876**

Council/Park Apprv?:

Locker: **No**

Suite: **None**

Basement: **None**

Crawl/Bsmt. Ht:

of Kitchens: **1**

of Levels: **2**

of Rooms: **9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age:

of Pets:

Cats:

Dogs:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'1 x 4'0	Main	Bedroom	9'10 x 12'2	1	Main	2	No
Main	Living Room	7'8 x 14'3			x	2	Above	4	Yes
Main	Dining Room	12'2 x 13'9			x	3	Above	4	No
Main	Kitchen	11'1 x 11'10			x	4			
Main	Storage	7'7 x 3'0			x	5			
Above	Primary Bedroom	12'1 x 13'10			x	6			
Above	Walk-In Closet	11'2 x 6'11			x	7			
Above	Bedroom	12'1 x 11'2			x	8			

Listing Broker(s): **Keller Williams Elite Realty**

HOME SWEET HOME. Highlights of an incredible offering in renowned MALLARD RIDGE.. SETTING! Rarely available CORNER-only 1 shared wall. Expansive West exp sunny yard w/privacy hedges perfect for all ages.. SPACE. Bright+airy 2 storey plan lives MUCH larger! Flat entry to open concept main w/flexible plan for living/dining. 3 spacious beds up inc/primary w/large walk-in closet MODERN. Well loved+quality updates inc/BRAND NEW carpets above+designer laminate on main. Completely overhauled DREAM chef's kitchen w/eating nook open onto 120ft patio. Spa baths (4 years). Newer H/W. Furnace! Built-in Vacuum.. COMMUNITY! Low turnover, proactively managed. Fully equipped clubhouse w/kitchen for events! LOCATION! Quiet, family oriented. Steps to Cougar Creek park, all levels of schooling, shopping!



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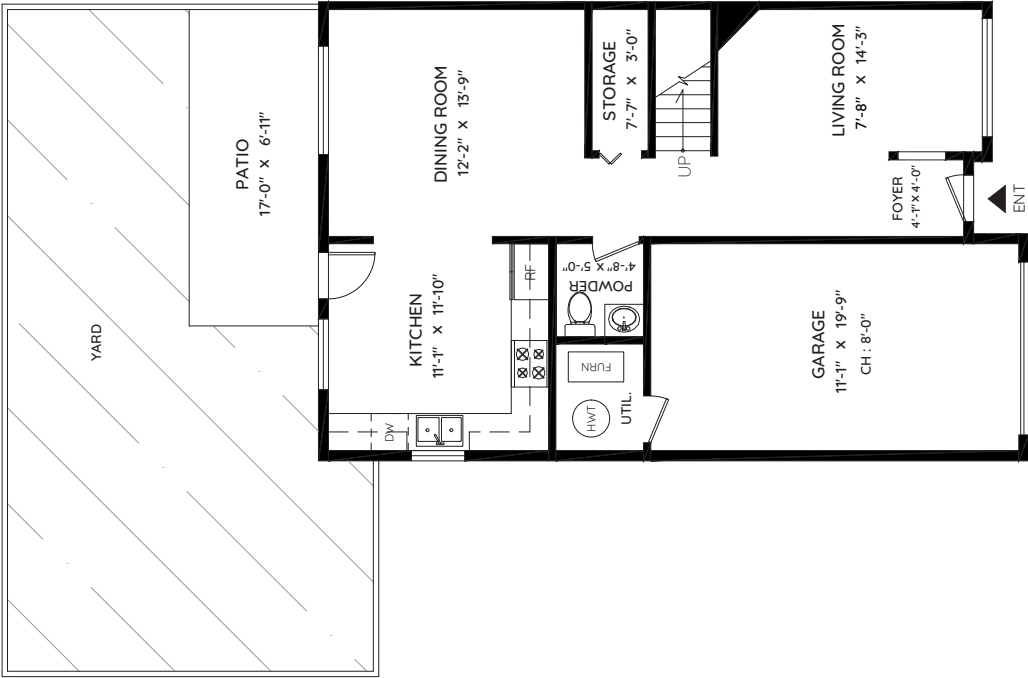
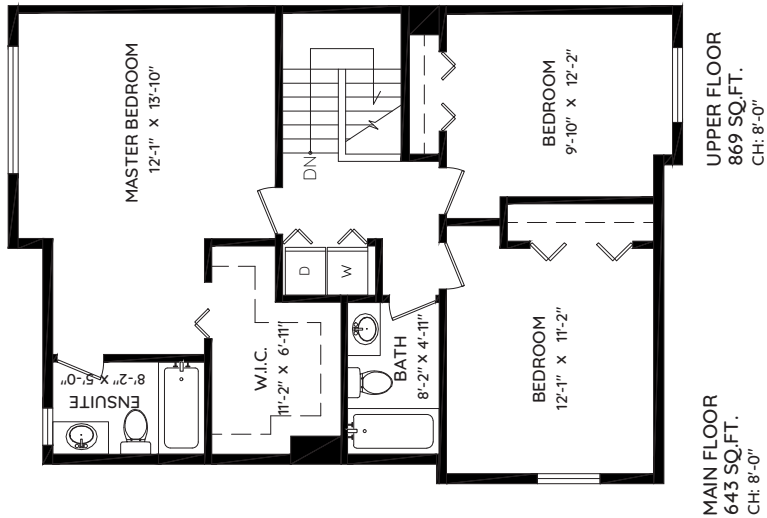
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MAIN	643 SQ.FT.
UPPER	869 SQ.FT.
TOTAL	1,512 SQ.FT.
GARAGE	270 SQ.FT.
PATIO	120 SQ.FT.
TOTAL	390 SQ.FT.



The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only.
May include unfinished area. Not suitable for architectural or construction. E&O Insured

