

**R2253585**  
Townhouse

77 19477 72A AVENUE

Residential Attached

Surrey  
Clayton  
V4N 6M2



Depth/Size (ft.):	Frontage (ft.):	Approx. Yr Built:	<b>2013</b>
Lot Area	Bedrooms: <b>3</b>	Age:	<b>5</b>
Flood Plain:	Bathrooms: <b>3</b>	Zoning:	<b>MF</b>
Rear Yard Exp:	Full Baths: <b>2</b>	Gross Taxes:	<b>\$2,142.06</b>
	Half Baths: <b>1</b>	For Tax Year:	<b>2017</b>
	Maint. Fee: <b>\$257.76</b>	P.I.D.: <b>029-054-923</b>	

Mgmt. Co's Name: **Colyvan Pacific**  
Mgmt. Co's Phone: **604-599-1650**  
View:  
Complex / Subdiv: **Sun@72**  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home:	<b>2 Storey w/Bsmt.,End Unit</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>	Parking Access:	<b>Rear</b>
Construction:	<b>Frame - Wood</b>	Parking:	<b>Garage; Double,Visitor Parking</b>				
Exterior:	<b>Hardi Plank</b>	Locker:	<b>No</b>				
Foundation:	<b>Concrete Slab</b>	Dist. to Transit:	<b>1 Block</b>	Dist to School Bus:	<b>3 Blocks</b>		
Rain Screen:	<b>Full</b>	Units in Development:	<b>89</b> Total Units in Strata: <b>89</b>				
Renovations:		Title to Land:	<b>Freehold Strata</b>				
# of Fireplaces:	<b>1</b>	Property Disc.:	<b>Yes</b>				
Fireplace Fuel:	<b>Electric</b>	PAD Rental:					
Water Supply:	<b>City/Municipal</b>	Fixtures Leased:	<b>No</b>				
Fuel/Heating:	<b>Baseboard,Electric</b>	Fixtures Rmvd:	<b>No</b>				
Outdoor Area:	<b>Balcny(s) Patio(s) Dck(s),Fenced Yard</b>	Floor Finish:	<b>Laminate,Wall/Wall/Mixed</b>				
Type of Roof:	<b>Torch-On</b>						

Maint Fee Inc:	Gardening,Management
Legal:	PLAN BCS4303; LOT 48; LD 36; SECTION 22; TOWNSHIP 8 TOGETHER WITH AN INTEREST IN
Amenities:	Garden,In Suite Laundry,Playground
Site Influences:	Central Location,Private Setting,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'8 x 8'6			x			x
Main	Living Room	17'3 x 15'10			x			x
Main	Dining Room	11'9 x 10'9			x			x
Above	Master Bedroom	17'5 x 12'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	9' x 9'			x			x
Bsmt	Den	9' x 8'7			x			x
Bsmt	Foyer	7' x 4'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>623</b>	# of Rooms: <b>8</b> # of Kitchens: <b>1</b> # of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>669</b>	Crawl/Bsmt. Height:	1	<b>Above</b>	<b>4</b>	<b>Yes</b>
Finished Floor (Below):	<b>203</b>	Restricted Age:	2	<b>Above</b>	<b>4</b>	<b>No</b>
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>	3	<b>Below</b>	<b>2</b>	<b>No</b>
Finished Floor (Total):	<b>1,495 sq. ft.</b>	# or % of Rentals Allowed: <b>100%</b>	4			
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.,Rentals Allowed</b>	5			
Grand Total:	<b>1,495 sq. ft.</b>	Basement: <b>None</b>	6			
			7			
			8			

Listing Broker(s): **RE/MAX Treeland Realty**

SUN@72- END UNIT, DOUBLE GARAGE. Well-maintained, trendy family complex by Solterra, remainder of 10-Year Warranty. Open Great Room plan w/overheight ceilings & many windows give a sense of spaciousness & lots of natural light. Loads of extras - quartz counters, BI Vacuum, security system, fireplace. Designer kitchen features BI microwave, SS appliances, entertainment-size Island eating bar. 3 bedrooms + den and powder rm at entry. Huge Master suite boasts full en-suite w/double sinks, over-size shower & heated floor. Fenced yard PLUS big South-facing deck (18'6x7"). SIDE X SIDE garage boasts organizers & extra storage. Low strata fee (\$257.76) Pets & rentals allowed. Walk to school, shops, park, transit- Short drive to off-leash park.

**RE/MAX**  
**Treeland Realty**  
101 - 6337 - 198<sup>th</sup> Street  
Langley, B.C. V2Y 2E3

# LISTING features




77 - 19477 72A Avenue, Surrey

**604.307.4242**  
**www.TammyEvans.com**

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Remax Hall of Fame





Bedrooms	3
Bathrooms	3
Size	1,495 sf
Maint	\$257.76
Style	2 Storey w/Bsmt.

COMPLIMENTS OF  
**Tammy Evans**  
RE/MAX Treeland Realty

604.307.4242  
Toll Free 1.888.707.3577  
tammy@tammyevans.com  
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