

# LARGE FENCED PRIVATE ROOFTOP DECK - 25'X10' DECK



Presented by:

**Evon Mayer**

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**Active**  
**R2353374**  
 Board: F  
 Apartment/Condo

## 214 15745 CROYDON DRIVE

South Surrey White Rock  
 Grandview Surrey  
 V3S 2L5

Residential Attached

**NEW PRICE \$399,000** (LP) (SP)



Sold Date: Frontage (feet): Original Price: **\$399,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2010**  
 Depth / Size (ft.): Bedrooms: **1** Age: **9**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD**  
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,491.44**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**  
 Exposure: **East** Maint. Fee: **\$249.47** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **028-095-154**  
 Mgmt. Co's Name: **Remax Dwell** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-821-2999**  
 View: **Yes: MOUNTAINS** **1BED+1DEN+1BATH**  
 Complex / Subdiv: **MORGAN CROSSING - FOCUS**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Style of Home: **1 Storey, Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Concrete, Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **Full**  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Fenced Yard, Rooftop Deck**  
 Type of Roof: **Torch-On**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Add. Parking Avail., Garage, Underground, Visitor Parking**  
 Locker: **Y**  
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **2 BLOCKS**  
 Units in Development: **457** Total Units in Strata: **457**  
 Title to Land: **Freehold Strata**

Property Disc.: **Yes** **RENTABLE/restricted#**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**  
 Legal: **PL BCS3659 LT 123 LD 36 SEC 23 TWP 1**

Amenities: **Elevator, Exercise Centre, Garden, Storage**

**OPEN HOUSE: 2-4PM**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Pantry,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'11 x 12'2			x			x
Main	Dining Room	8' x 6'			x			x
Main	Kitchen	12'8 x 7'4			x			x
Main	Master Bedroom	15'7 x 9'6			x			x
Main	Den	6' x 4'			x			x
Main	Foyer	4' x 4'			x			x
Main	Laundry	4' x 4'			x			x
Main	Storage	6' x 4'			x			x
Main	Walk-In Closet	6' x 6'			x			x

**OUTDOOR DECK - 25'X 10'**  
**-Private, Peaceful, Large, Fenced, Rooftop**  
**-great feature for Dogs/Pets & Children**

Finished Floor (Main): <b>780</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>780 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>780 sq. ft.</b>				8				

**Call or text Evon @ 604.418.5786 for access**

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

**It's PERFECT, Mountain View! Functionally spacious 1-bedroom+Den located in the vibrant community of Morgan Crossing with access to over 60 shops at your doorstep including Thrifty's, Mink Coffee, Steve Nash Gym, London Drugs, Everything Wine & boutique clothing shops. Boasting an open layout, huge Master Bedroom, living area fit for entertainers & facing into the center of Morgan Crossing- FEATURING: Private Peaceful Large Fenced Rooftop Deck - 25'x10' 250sf of outdoor deck. You will not be disappointed! Live here & leave the car at home as restaurants, parks, transportation & schools are all within walking distance. School Catchment: Semiahmoo Secondary & walk to Sunnyside Elementary & Southridge. Need to move in right away...no problem. Enter across from Banana Republic.**