

R2427633 **29 1711 140 STREET** Residential Attached
 Townhouse Surrey
 Sunnyside Park Surrey
 V4A 4H1



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1996**
 Bedrooms: **2** Age: **24**
 Lot Area Bathrooms: **3** Zoning: **MF**
 Flood Plain: Full Baths: **3** Gross Taxes: **\$3,442.51**
 Rear Yard Exp: Half Baths: **0** For Tax Year: **2019**
 Maint. Fee: **\$288.50** P.I.D.: **023-428-040**

Mgmt. Co's Name: **C-21 Prudential**
 Mgmt. Co's Phone: **604-273-1745**
 View: **No**
 Complex / Subdiv: **OCEANWOOD**
 Services Connected: **Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **End Unit,Rancher/Bungalow w/Bsmt.** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double,Visitor Parking**
 Exterior: **Wood** Locker: **No**
 Foundation: **Concrete Perimeter** Dist. to Transit: Dist to School Bus:
 Rain Screen: Units in Development: **31** Total Units in Strata: **31**
 Renovations: Title to Land: **Freehold Strata**
 # of Fireplaces: **2** Property Disc.: **No**
 Fireplace Fuel: **Gas - Natural** PAD Rental:
 Water Supply: **City/Municipal** Fixtures Leased: **No**
 Fuel/Heating: **Forced Air,Natural Gas** Fixtures Rmvd: **No**
 Outdoor Area: **Patio(s)** Floor Finish: **Hardwood,Tile,Wall/Wall/Mixed**
 Type of Roof: **Asphalt**

Maint Fee Inc: **Garbage Pickup,Gardening,Management,Recreation Facility,Snow removal**
 Legal: **STRATA LOT 29, PLAN LMS2407, SECTION 16, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRI**
 Amenities: **Club House,Garden,In Suite Laundry,Recreation Center**
 Site Influences: **Central Location,Gated Complex,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Pantry,Security System,Vacuum - Built In,Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 10'10	Bsmt	Laundry	9'9 x 9'0			x
Main	Kitchen	12'5 x 10'10	Bsmt	Storage	8'3 x 3'0			x
Main	Eating Area	9'8 x 6'2	Bsmt	Utility	9'9 x 6'2			x
Main	Dining Room	16'8 x 7'3			x			x
Main	Family Room	11'11 x 11'9			x			x
Main	Master Bedroom	15'4 x 14'4			x			x
Main	Walk-In Closet	7'6 x 5'2			x			x
Main	Bedroom	14'4 x 11'8			x			x
Main	Foyer	8'8 x 5'3			x			
Bsmt	Recreation Room	32'0 x 16'9			x			

Finished Floor (Main):	1,530	# of Rooms: 13	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes
Finished Floor (Below):	948	Restricted Age:			2	Main	4	No
Finished Floor (Basement):	0	# of Pets: 2 Cats: Yes Dogs: Yes			3	Bsmt	3	No
Finished Floor (Total):	2,478 sq. ft.	# or % of Rentals Allowed:			4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Not Allowed			5			No
Grand Total:	2,478 sq. ft.	Basement: Full,Fully Finished			6			No
					7			No
					8			No

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

Welcome to OCEANWOOD! Well cared for RANCHER TOWNHOME with good 2478sf floorplan and fully finished basement. Features include Hardwood floors, spacious gourmet white Kitchen which is open to Family Room and backyard access with patio and yard. Open layout & high vaulted ceiling. Master on the main. Bright unit with two bedrooms on main - master has walk-in closet and 5 piece ensuite. Open and large finished basement - 948sf fully finished plus ample of storage area+++ East facing Private patio. Double garage. This is a well-managed gated complex with caring neighbours - 31 homes in all - new roof in 2013. Complex has been recently repainted. Shopping, Recreation, Community Services all within walking distance.All ages and 2 pets welcome here!This home shows very well !! Semiahmoo/Bayridge

LISTING features

29 - 1711 140 Street, Surrey



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 This communication is not intended to solicit properties already listed for sale.





TAKE THE TOUR



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COMPLIMENTS OF
Evon Mayer

Maint	\$288.50
Size	2,478 sf
Bedrooms	2
Bathrooms	3