



Presented by:

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Active
R2342031
 Board: F
 Townhouse

25 2825 159 STREET
 South Surrey White Rock
 Grandview Surrey
 V3Z 0T9

Residential Attached
\$729,900 (LP)
 (SP) **M**



Sold Date: Frontage (feet): Original Price: **\$729,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **2017**
 Depth / Size (ft.): Bedrooms: **3** Age: **2**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD**
 Flood Plain: Full Baths: **3** Gross Taxes: **\$1,800.00**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2018**
 Exposure: **South** Maint. Fee: **\$261.74** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **030-236-967**
 Mgmt. Co's Name: **First Service Residential** Tour:
 Mgmt. Co's Phone: **604-683-8900**
 View: **:**
 Complex / Subdiv: **SOUTHRIDGE CLUB-GREENWAY**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: 3 Storey, Inside Unit	Total Parking: 2 Covered Parking: 2 Parking Access: Rear
Construction: Frame - Wood	Parking: Grge/Double Tandem
Exterior: Hardi Plank, Mixed	Locker: N
Foundation: Concrete Perimeter	Dist. to School Bus: 1
Rain Screen: City/Municipal	Total Units in Strata:
Renovations: Electric	
Water Supply: Forced Air, Natural Gas, Radiant	
Fireplace Fuel: Balcony(s), Rooftop Deck	
Fuel/Heating: Torch-On	
Outdoor Area: City/Municipal	
Type of Roof: Electric	
	Property Disc.: Yes
	Fixtures Leased: No
	Fixtures Rmvd: No
	Floor Finish: Laminate

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Water**
 Legal: **EPS 3679, STLT 36, LD 36, SEC 23, TWSHIP 1, NWD**

Amenities: **Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'4 x 9'4			x			x
Main	Living Room	13' x 12'			x			x
Main	Dining Room	11' x 12'			x			x
Above	Master Bedroom	12' x 12'			x			x
Above	Bedroom	11'6 x 12'			x			x
Above	Bedroom	12'6 x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 607	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 892	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 72	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total): 1,571 sq. ft.	# or % of Rentals Allowed:			4	Above	3	Yes	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,571 sq. ft.	Basement: Part			7				
				8				

Listing Broker(s): **Royal LePage - Wolstencroft**

Prime location in Quiet S Surrey neighbourhood. Across the street from Sunnyside Elementary and just 3 short block to Southridge. Exciting, nearly new townhouse in the Southridge Club-Greenway, featuring 3 bdrms, 4 bthrms AND a stunning Roof Top Deck retreat WITH Hot tub! Enjoy an upgraded unit with wide plank floors throughout, stunning Kitchen with quartz back splash, on demand hot water, extra built in cabinets in the living room, extra built in storage in the garage and so much more. Well decorated, quiet and featuring nearly floor to ceiling windows. Membership in the Southridge Club includes pool, fitness room, Basket ball court, Theatre room, & More. Make an appointment to view all this for yourself.