



Presented by:  
**Don Tebutt**

Royal LePage Wolstencroft  
Cell: 604.649.0235  
Email: [RealService@Tebbutt.com](mailto:RealService@Tebbutt.com)  
Website: [HomesInSight.ca](http://HomesInSight.ca)



Surrey, Sullivan Station  
# 64 15155 62A AV, V3S 8A6

MLS# F1439669

Residential Attached  
**Active**



List Price:	\$308,000	Previous Price:	
		Original Price:	\$308,000
Subdiv/Complex: OAKLANDS			
Frontage:	0.00	Approx Yr Blt:	2007
Depth/Size:		PID:	027-007-570
Lot SqFt:	0	Type:	Townhouse
Exposure:	S	Age at List Date:	8
Stories in Bldg:		Bedrooms:	3
Flood Plain:		Bathrooms:	2
Meas. Type:		Full Baths:	2
Fixtures Lsd:	N	Half Baths:	0
Fixt Removed:	N		
View:	Y - Mountain view from Mstr Bdrm		
		Taxes:	\$1,891 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Inside Unit, 2 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Visitor Parking, Grge/Double Tandem		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1	Dist to School/Bus:	2
Renovations:	Partly	Units in Development:		Total Units in Strata:	123
Flooring:	Laminate, Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Patio(s), Sundeck(s)				
Mngmt Co:	Leonis	Property Disclosure:	Y		
Mngmt Ph:	604-575-5474	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
		Maint Fee:	\$237.61		

Maint Charge Incl: Recreation Facility, Gardening, Management

Legal: PL BCS1155, LT 193, LD 36, SEC 10, TWP 2, ST PH 6 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY  
Amenities: Exercise Centre, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center, Club House  
Features Incl: Garage Door Opener, Windows - Thermo, Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Recreation Nearby, Shopping Nearby, Central Location, Golf Course Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12'6 X 11'6						
Main F.	Dining	14'4 X 11'						
Main F.	Living Room	17'6 X 13'						
Above	Master Bedroom	11'6 X 11'6						
Above	Bedroom	13'6 X 8'4						
Above	Bedroom	13' X 8'2						
Below	Foyer	10' X 4'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	635	Finished Levels:	2	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	639	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	44			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,318	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:	20	7	
Grand Total Floor Area:	1,318			8	

Listing Broker(s): (1) Royal LePage - Wolstencroft

The OAKLANDS and all it has to offer. This 3 Bdrm/2 Bthrm unit is SPOTLESS. Brand new paint throughout and Brand new carpeting. Beautiful engineered flooring on the main. Bright & Spacious. Tucked away in a Very Quiet location far from traffic and noise. Sliding doors off the Kitch for BBQ's, Tandem garage for two cars or perhaps a workshop? INCREDIBLE Amenities include: POOL, HOT TUB, EXERCISE ROOM, INDOOR HOCKEY ARENA, CLUBHOUSE. It's like living in a RESORT! All included in your reasonable maint fee. Great Community feeling built by Polygon.