



Presented by:
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Surrey, East Newton

MLS# F1302348

Residential Attached

6 14453 72ND AV, V3S 2E6

Active



List Price:	\$349,900	Previous Price:	\$369,000
		Original Price:	\$369,000
Subdiv/Complex: Sequoia Green			
Frontage:		Approx Yr Bld:	2004
Depth/Size:		PID:	025-938-797
Lot SqFt:	0	Type:	Townhouse
Exposure:	E	Zoning:	STRATA
Stories in Bldg:	3	Taxes:	\$2,088 (2012)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	Y - alarm system	Apprvl Req:	No
Fixt Removed:	N		
View:	N		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	3	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1	Dist to School/Bus:	1
Renovations:		Units in Development:	41	Total Units in Strata:	41
Flooring:	Tile, Vinyl/Linoleum, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	Y		
Mngmt Co:	Blueprint Strata	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-200-1030	Maint Fee:	\$198.93		

Maint Charge Incl: **Gardening, Management, Recreation Facility**

Legal: **PL BCS641 LT 30 LD 36 SEC 22 TWP 2 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**

Amenities: **In Suite Laundry, Recreation Center**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Garage Door Opener, Security System, Smoke Alarm, Windows - Thermo, Vacuum Bld. In**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 11'						
Main F.	Kitchen	10' X 10'						
Main F.	Nook	7' X 7'						
Main F.	Family Room	13' X 12'						
Main F.	Dining	13' X 8'						
Above	Master Bedroom	16' X 11'						
Above	Bedroom	11' X 10'						
Above	Bedroom	10' X 10'						
Above	Laundry	6' X 5'						
Below	Recreation Room	23' X 10'						

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms:	
Finished Floor Area Main:	791	Finished Levels:	3	1	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	743	Basement Area:	Fully Finished	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	366			3	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,900	Restricted Age:		5	
		# Pets / Cats; Dogs:	/ Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:	5%	7	
Grand Total Floor Area:	1,900			8	

Listing Broker(s): **(1) One Percent Realty Ltd.**

"SEQUOIA GREEN" Fully RAINSCREENED 3 bedroom townhouse with low maintenance fees. Highlights include side by side parking stalls in double garage with tons of shelving for storage added; 9 foot ceilings on Main level with open kitchen and great room; separate dining and sitting rooms across from kitchen can be closed with glass French door; 3 bedrooms above the main and bonus large laundry room upstairs too - no more bringing clothes up and down stairs. Downstairs the options are yours - leave as is for extra space, create another bedroom or have your man-cave. Either way the plumbing is roughed in if you also want to add a half bathroom downstairs. Fenced backyard faces West. 3 pets allowed and rentals limited to 5%.