

## # 207 13860 70TH AV

Surrey, East Newton		MLS# F1003426		Residential Attached																																																																									
# 207 13860 70TH AV, V3W 0S1				Active																																																																									
No Photo Available		List Price: \$249,900      Previous Price:																																																																											
Subdiv/Complex: Chelsea Gardens		PID: <b>023-514-396</b>																																																																											
Frontage:		Bedrooms: 2		Type: Apartment/Condo																																																																									
Depth/Size:		Bathrooms: 2		Approx Yr Blt: 1995																																																																									
Lot SqFt: 0		Full Baths: 2		Age at List Date: 15																																																																									
Exposure: W		Half Baths: 0		Zoning: APART																																																																									
Stories in Bldg: 4		Tax Incl Utils: Yes		Taxes: \$1,246 (2009)																																																																									
Flood Plain:		Gst Incl:		Apprvl Reqd: No																																																																									
Meas. Type: Feet																																																																													
Fixtures Lsd:																																																																													
Fixt Removed: N																																																																													
View: N																																																																													
Style of Home: Rancher/Bungalow		Total Parking: 1		Covered Parking: 1																																																																									
Construction: Frame - Wood		Parking Access: Front																																																																											
Foundation: Concrete Perimeter		Parking Facilities: Garage; Underground, RV Parking Avail., Visitor Parking																																																																											
Exterior: Stucco																																																																													
Rain Screen: Full		R/I Plumbing:																																																																											
Type of Roof: Torch-On		Dist to Public Trans: 1/2 BLK		Dist to School/Bus:																																																																									
Renovations:		Units in Development: 394		Total Units in Strata: 394																																																																									
Flooring: Mixed		Locker: Yes																																																																											
Water Supply: City/Municipal		Possession:																																																																											
Heat/Fuel: Hot Water, Radiant, 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: Sundeck(s)		Property Disclosure: Y																																																																											
Mngmt Co: CrossRoads Management		Bylaw Restrictions: Age Restrictions, Pets Allowed w/Rest., Rentals Allowed w/Restrictions / Age: 19+																																																																											
Mngmt Ph: 778-578-4445		Maint Fee: \$322.42																																																																											
Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal																																																																													
Legal: PL LMS1416 LT 191 LD 36 SEC 16 TWP 2 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.																																																																													
Amenities: Exercise Centre, Guest Suite, Pool; Outdoor, Recreation Center, Storage, Swirlpool/Hot Tub																																																																													
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Pantry, Security - RI, Smoke Alarm, Sprinkler - Fire, Windows - Thermo																																																																													
Site Influences: Adult Oriented, Central Location, Gated Complex, Golf Course Nearby, Recreation Nearby, Shopping Nearby																																																																													
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Floor</th> <th style="text-align: left;">Type</th> <th style="text-align: left;">Dimensions</th> <th style="text-align: left;">Floor</th> <th style="text-align: left;">Type</th> <th style="text-align: left;">Dimensions</th> <th style="text-align: left;">Floor</th> <th style="text-align: left;">Type</th> <th style="text-align: left;">Dimensions</th> </tr> </thead> <tbody> <tr> <td>Main F.</td> <td>Living Room</td> <td>16'4 X 13'7</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Kitchen</td> <td>10' X 8'2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Nook</td> <td>8'2 X 8'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Dining</td> <td>13'7 X 10'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Master Bedroom</td> <td>16' X 11'7</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Bedroom</td> <td>11'2 X 9'6</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Storage</td> <td>5' X 5'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	Main F.	Living Room	16'4 X 13'7							Main F.	Kitchen	10' X 8'2							Main F.	Nook	8'2 X 8'							Main F.	Dining	13'7 X 10'							Main F.	Master Bedroom	16' X 11'7							Main F.	Bedroom	11'2 X 9'6							Main F.	Storage	5' X 5'						
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions																																																																					
Main F.	Living Room	16'4 X 13'7																																																																											
Main F.	Kitchen	10' X 8'2																																																																											
Main F.	Nook	8'2 X 8'																																																																											
Main F.	Dining	13'7 X 10'																																																																											
Main F.	Master Bedroom	16' X 11'7																																																																											
Main F.	Bedroom	11'2 X 9'6																																																																											
Main F.	Storage	5' X 5'																																																																											
<u>Floor Area (SqFt):</u>		Total # Rooms: 7		<u>Bathrooms</u>																																																																									
Finished Floor Area Main: 1,221		Finished Levels: 1		1 4 Piece; Ensuite: Y; Level: Main F.																																																																									
Finished Floor Area Up: 0		Basement Area: None		2 3 Piece																																																																									
Finished Floor Area Down: 0				3																																																																									
Finished Floor Area Bsmt: 0		Bsmt Height:		4																																																																									
Total Finished Floor Area: 1,221		Restricted Age: 19+		5																																																																									
Unfinished Floor Area: 0		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6																																																																									
Grand Total Floor Area: 1,221		# or % Rentals: 4		7																																																																									
				8																																																																									
Listing Broker(s): (1) RE/MAX Colonial Pacific Realty																																																																													
<p>"AWARD WINNING CHELSEA GARDENS" Spacious Bristol plan. This well cared for one owner home has a great layout w/large living room separating the 2 bdrms &amp; 2 bathrooms. Works great for extra guests. Tastefully decorated w/crown mouldings &amp; open pass through for kitchen. This plan comes w/bonus in suite storage. Enjoy the covered deck that overlooks beautiful landscaping. 23 acre garden oasis adult 19+ gated community. Strata fees include heat, hot water, gas f/p, garbage pick-up, &amp; water meter [eliminating utility portion of property taxes]. 10,000 sq.ft. rec. centre w/on site caretaker, 3 overnight guest suites, library, English style pub w/billiards rm, exercise rm, rental rm, workshop, hot tub, pool, &amp; R/V Parking.</p>																																																																													