245 13888 70TH AV

Surrey, East Newton — MLS# F1011961 — Residential Attached

245 13888 70TH AV, V3W 0R8 — Active

No Photo Available

List Price: $349,900 Previous Price:

Subdiv/Complex: CHELSEA GARDENS

Frontage:		Bedrooms:	2	PID:	**023-724-579**
Depth/Size:		Bathrooms:	2	Type:	Townhouse
Lot SqFt:	0	Full Baths:	2	Approx Yr Blt:	1997
Exposure:	S	Half Baths:	0	Age at List Date:	13
Stories in Bldg:		Tax Incl Utils:	No	Zoning:	TWNHSE
Flood Plain:		Gst Incl:		Taxes:	$1,554 (2009)
Meas. Type:				Apprvl Reqd:	No
Fixtures Lsd:	N				
Fixt Removed:	N				
View:	N				

Style of Home:	Rancher/Bungalow, Ground Level Unit			Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood			Parking Access:	Front		
Foundation:	Concrete Perimeter			Parking Facilities:	RV Parking Avail., Garage; Single, Visitor Parking		
Exterior:	Mixed, Vinyl						
Rain Screen:		R/I Plumbing:					
Type of Roof:	Asphalt			Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Reno Year:		Units in Development:	394	Total Units in Strata:	394
Flooring:	Hardwood, Laminate, Mixed			Locker:			
Water Supply:	City/Municipal			Possession:			
Heat/Fuel:	Radiant, Natural Gas, Hot Water			Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural			Mortgage Info:	$0		
Outdoor Area:	Patio(s)						
				Property Disclosure:	N - VACANT OWNER		
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:	$248.28				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Management, Recreation Facility, Snow removal

Legal: PL LMS1416 LT 276 LD 36 SEC 16 TWP 2 STRATA LOT AS SHOWN ON FORM 1.

Amenities: Exercise Centre, Guest Suite, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub, Workshop Attached

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

Site Influences: Adult Oriented, Central Location, Gated Complex, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'6 X 10'10						
Main F.	Kitchen	10'5 X 10'4						
Main F.	Nook	10'4 X 7'3						
Main F.	Dining	15'8 X 9'						
Main F.	Family Room	12'10 X 10'10						
Main F.	Master Bedroom	16' X 12'4						
Main F.	Bedroom	16'6 X 9'						
Main F.	Entrance Hall	12'3 X 5'						

Floor Area (SqFt):				Bathrooms	
Finished Floor Area Main:	1,586	Total # Rooms:	8	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Finished Levels:	1	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0	Basement Area:	None	3	; Ensuite: N
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,586	Restricted Age:	19+	5	
		# Pets / Cats; Dogs:	2 / Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:	4	7	
Grand Total Floor Area:	1,586			8	

Listing Broker(s): (1) RE/MAX Colonial Pacific Realty

"AWARD WINNING CHELSEA GARDENS" 2 BDRM ground level rancher style Chester plan 1586 sq.ft in "PRIME LOCATION" looking up water garden landscape feature. Private south exposed patio. New engineered hardwood floors in living & dining room. Family room w/cozy gas f/p & laminate flooring. Built-in vacuum & storage room off garage. Quality in-floor H/W heating. Strata Fee includes water meter of $23.10 eliminating utility portion of tax. Gated 23 acre garden oasis. Adult oriented 19+ includes a 10,000 sq.ft. rec centre, 3 overnight guest suites, pool, hot tub, library, exercise rm, workshop, English style pub w/billiards rm, rental rm, on-site manager & RV parking. Resort style living at its best! Walk to all amenities!