

323 13888 70TH AV

Surrey, East Newton		MLS# F1011118		Residential Attached																																																																																		
# 323 13888 70TH AV, V3W OR8		Active																																																																																				
	List Price: \$363,900		Previous Price:																																																																																			
	Subdiv/Complex: Chelsea Gardens																																																																																					
	Frontage:	Bedrooms:	2	PID:	018-772-846																																																																																	
	Depth/Size:	Bathrooms:	2	Type:	Townhouse																																																																																	
	Lot SqFt: 0	Full Baths:	2	Approx Yr Blt:	1994																																																																																	
	Exposure: S	Half Baths:	0	Age at List Date:	16																																																																																	
	Stories in Bldg:	Tax Incl Utils:	No	Zoning:	STRATA																																																																																	
	Flood Plain:	Gst Incl:		Taxes:	\$1,702 (2009)																																																																																	
	Meas. Type:			Apprvl Reqd:																																																																																		
	Fixtures Lsd: N	View: N																																																																																				
Fixt Removed: N																																																																																						
Style of Home: Rancher/Bungalow		Total Parking: 4		Covered Parking: 2																																																																																		
Construction: Frame - Wood		Parking Access: Front																																																																																				
Foundation: Concrete Perimeter		Parking Facilities: Garage: Double																																																																																				
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: Mixed		Locker:																																																																																				
Water Supply: City/Municipal		Possession:																																																																																				
Heat/Fuel: Radiant, Hot Water, 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																																																																																				
Mngmt Ph: 778-578-4445		Maint Fee: \$296.10		Allowed w/Restrictions / Age: 19+																																																																																		
Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Management, Recreation Facility, Snow removal																																																																																						
Legal: PL LMS1416 LT 2 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, Swirlpool/Hot Tub, Workshop Attached																																																																																						
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Windows - Storm, Security System, Vacuum Blt. In																																																																																						
Site Influences: Adult Oriented, Central Location, Gated Complex, Golf Course Nearby, Recreation Nearby, Shopping Nearby																																																																																						
<table border="1" 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>18'10 X 15'7</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Kitchen</td> <td>10'2 X 9'11</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Nook</td> <td>9'11 X 7'4</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Dining</td> <td>13'9 X 11'8</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Family Room</td> <td>19'6 X 11'4</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 12'6</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Bedroom</td> <td>14'3 X 13'3</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Storage</td> <td>8'4 X 3'6</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	18'10 X 15'7							Main F.	Kitchen	10'2 X 9'11							Main F.	Nook	9'11 X 7'4							Main F.	Dining	13'9 X 11'8							Main F.	Family Room	19'6 X 11'4							Main F.	Master Bedroom	16' X 12'6							Main F.	Bedroom	14'3 X 13'3							Main F.	Storage	8'4 X 3'6						
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Floor Area (SqFt):		Total # Rooms: 8		Bathrooms																																																																																		
Finished Floor Area Main: 1,927		Finished Levels: 1		1 3 Piece; Ensuite: N; Level: Main F.																																																																																		
Finished Floor Area Up: 0		Basement Area: None		2 4 Piece; Ensuite: Y; Level: Main F.																																																																																		
Finished Floor Area Down: 0				3																																																																																		
Finished Floor Area Bsmt: 0		Bsmt Height:		4																																																																																		
Total Finished Floor Area: 1,927		Restricted Age: 19+		5																																																																																		
Unfinished Floor Area: 0		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6																																																																																		
Grand Total Floor Area: 1,927		# or % Rentals: 4		7																																																																																		
				8																																																																																		
Listing Broker(s): (1) RE/MAX Colonial Pacific Realty																																																																																						
<p>"AWARD WINNING CHELSEA GARDENS" ARGYLE plan 1927 sq.ft. w/double garage. Largest of all plans. Bright south exposed corner unit. Great location w/2 covered decks overlooking open landscaped vista's and fountains. This well cared for unit has all new carpets, lino, paint, N/gas BBQ hook-up, 4 ceiling fans & H/W tank is 1 yr old. 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, pool, hot tub, library, exercise rm, workshop, English style pub w/billiards rm, rental rm for functions, on-sit manager & RV parking. Resort style living at its best! Walk to all amenities!</p>																																																																																						