

Presented by:
Peter Motzek
 Re/Max Progroup Realty
 Phone: 604-946-8000 Cell: 604-812-5250
 Email: pmotzek@dccnet.com

Surrey, East Newton Residential At
MLS# F1025537 **A**
50 13706 74TH AV, V3W 1K3

No Photo Available	List Price: \$248,500	Previous Price:
Subdiv/Complex: ASHLEY GATE		
Frontage:	Approx Yr Blt: 1993	PID: 018-037-291
Depth/Size:		Type: Townhouse
Lot SqFt: 0	Age at List Date: 17	Zoning: MF
Exposure:	Bedrooms: 2	Taxes: \$1,535 (2005)
Stories in Bldg:	Bathrooms: 2	If New GST/HST Incl:
Flood Plain:	Full Baths: 1	Tax Incl Utilities: No
Meas. Type:	Half Baths: 1	Apprvl Reqd: No
Fixtures Lsd: N		
Fixt Removed: N		
View: N		

Style of Home: 2 Storey, Inside Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Vinyl		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt		
Renovations: Partly	Reno Year:	Dist to Public Trans: 1 BLK
Flooring: Laminate, Wall/Wall/Mixed		Dist to School/Bus: 3 BLKS
Water Supply: City/Municipal		Units in Development: 77
Heat/Fuel: Baseboard, Electric		Locker: Yes
No. of Fireplaces: 1	R/I Fireplaces: 0	Possession:
Fireplace Fuel: Gas - Natural		Title to Land: Freehold Strata
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		Seller's Interest: Registered Owner, Power of Attorney
		Mortgage Info: \$0 / Treat as Clear Title
Mngmt Co: BRADSHAW	Property Disclosure: Y	
Mngmt Ph: 604-576-2424	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrict	
Maint Fee: \$175.07		

Maint Charge Incl: **Gardening, Gas, Management**

Legal: **PL LMS607 LT 50 LD 36 SEC 21 TWP 2 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **In Suite Laundry**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Microwave**

Site Influences: **Central Location, Paved Road, Recreation Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimension
Main F.	Living Room	14' X 13'						
Main F.	Kitchen	11' X 11'						
Main F.	Dining	10' X 9'						
Above	Master Bedroom	14' X 12'						
Above	Bedroom	11' X 11'						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms:
Finished Floor Area Main: 626	Finished Levels: 2	1 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up: 530	Basement Area: None	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,156	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,156		8

Listing Broker(s): **(1) RE/MAX Progroup Realty**

Have your cake and eat it too. Fabulous location close to all amenities and transit. Move right in to this well kept home. Too many updates to You will be impressed.