

Presented by:

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Sutton

Active
R2400738
Board: F
Townhouse

46 8775 161 STREET
Surrey
Fleetwood Tynehead
V4N 5G3

Residential Attached
$538,000 (LP)
(SP) M



Sold Date:		Frontage (feet):		Original Price:	**$538,000**
Meas. Type:	**Feet**	Frontage (metres):		Approx. Year Built:	**2000**
Depth / Size (ft.):		Bedrooms:	**3**	Age:	**19**
Lot Area (sq.ft.):	**0.00**	Bathrooms:	**2**	Zoning:	**MR-30**
Flood Plain:		Full Baths:	**2**	Gross Taxes:	**$2,442.50**
Council Apprv?:		Half Baths:	**0**	For Tax Year:	**2019**
Exposure:		Maint. Fee:	**$344.90**	Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**025-199-307**
Mgmt. Co's Name:	**Hugh & McKinnon**			Tour:	
Mgmt. Co's Phone:	**604-531-1909**				
View:	**No :**				
Complex / Subdiv:	**Ballentyne**				
Services Connected:	**Electricity, Natural Gas, Sanitary Sewer, Water**				
Sewer Type:	**City/Municipal**				

Style of Home:	3 Storey	Total Parking: 2 Covered Parking: 2	Parking Access: Front
Construction:	Frame - Wood	Parking: Grge/Double Tandem	
Exterior:	Mixed, Vinyl, Wood		Locker:
Foundation:	Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:		R.I. Plumbing:	Units in Development:	Total Units in Strata: 162
Renovations:			Title to Land: Freehold Strata	
Water Supply:	City/Municipal	Metered Water:		
Fireplace Fuel:	Gas - Natural	R.I. Fireplaces:	Property Disc.: Yes	
Fuel/Heating:	Forced Air, Natural Gas	# of Fireplaces: 1	Fixtures Leased: :	
Outdoor Area:	Patio(s) & Deck(s)		Fixtures Rmvd: :	
Type of Roof:	Asphalt		Floor Finish: Laminate, Mixed, Wall/Wall/Mixed	

Maint Fee Inc: Caretaker, Gardening, Management, Recreation Facility
Legal: STRATA LOT 74, PLAN LMS4355, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities: Garden, In Suite Laundry

Site Influences: Central Location, Cul-de-Sac, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby
Features: ClthWsh/Dryr/Frdg/Stve/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'3			x			x
Main	Dining Room	11' x 10'			x			x
Main	Kitchen	12' x 11'			x			x
Main	Family Room	13' x 10'			x			x
Main	Eating Area	9'6 x 6'			x			x
Above	Master Bedroom	13'3 x 11'3			x			x
Above	Bedroom	11' x 8'4			x			x
Above	Bedroom	8'6 x 8'6			x			x
Below	Foyer	5' x 8'			x			x
		x			x			x

Finished Floor (Main):	590
Finished Floor (Above):	608
Finished Floor (Below):	43
Finished Floor (Basement):	0
Finished Floor (Total):	1,241 sq. ft.
Unfinished Floor:	0
Grand Total:	1,241 sq. ft.

# of Rooms: 9 # of Kitchens: 1 # of Levels: 3
Crawl/Bsmt. Height:
Restricted Age:
# of Pets: Cats: Dogs:
or % of Rentals Allowed:
Bylaws: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Basement: None

Bath	Floor	# of Pieces	Ensuite?
1	Above	4	No
2	Above	4	Yes
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): Sutton Group-West Coast Realty

Popular "BALLANTYNE" Bright end unit 3 bedroom, 2 full bathroom, fenced backyard, bright kitchen, bonus deck off dining area, double tandem garage and lots of visitor parking near the unit. Updates include laminate floor, light fixtures, tiles and more!! Insuite laundry/upstairs by bedroom. Walking distance to schools, (Frost Road Elementary), Holy Cross, St Matthew) transit and recreational facilities. The complex has a good size clubhouse. Do not miss out.

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

LISTING
Features

#46-8775 161 Street
Surrey, BC V4N 5G3









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PERSONAL REAL ESTATE CORPORATION



This communication is not intended to cause or induce breach of an existing agency agreement

#46-8775 161 Street
Surrey, BC V4N 5G3













Asking	$538,000
Bedroom	3
Bathroom	2
Finished	1,241 Sq.Ft.
Garage	Double Tandum
Pet Restriction	Pets Allowed w/Rest.
Rental Restriction	Rental Allowed w/Rest.