



Presented by:  
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**Active**  
**R2546186**  
 Board: F  
 Apartment/Condo

**417 10530 154 STREET**  
 North Surrey  
 Guildford  
 V3R 8A2

Residential Attached  
**\$314,000** (LP)  
 (SP)



Sold Date:  
 Meas. Type:  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain: **No**  
 Council Apprv?: **No**  
 Exposure: **East**  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **Bayside Properties**  
 Mgmt. Co's Phone:  
 View: **No**  
 Complex / Subdiv: **Creekside**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **1**  
 Bathrooms: **1**  
 Full Baths: **1**  
 Half Baths: **0**  
 Maint. Fee: **\$279.00**

Original Price: **\$314,000**  
 Approx. Year Built: **1985**  
 Age: **36**  
 Zoning: **MF**  
 Gross Taxes: **\$1,121.91**  
 For Tax Year: **2020**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **002-069-300**  
 Tour:

Style of Home: **1 Storey, Inside Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Wood**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Tar & Gravel**

Reno. Year: **2020**  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
 Parking: **Garage Underbuilding, Visitor Parking**  
 Locker: **Y**  
 Dist. to Public Transit: **1 Block**  
 Units in Development: **70**  
 Title to Land: **Freehold Strata**  
 Dist. to School Bus: **1 Block**  
 Total Units in Strata: **70**

Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**  
 Legal: **SL.68 LD.36 SEC.21 RGE.1 PL.NW.1885**

Amenities: **Elevator, Exercise Centre, Shared Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Dishwasher, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 11'11			x			x
Main	Dining Room	9'1 x 6'3			x			x
Main	Kitchen	9'8 x 5'1			x			x
Main	Bedroom	10'11 x 9'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>614</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2			<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>614 sq. ft.</b>	# or % of Rentals Allowed:	<b>Pets Allowed w/Rest., Rentals Allowed</b>		4			<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws:			5			<b>No</b>	Grg Dr Ht:
Grand Total:	<b>614 sq. ft.</b>	Basement: <b>None</b>			6			<b>No</b>	
					7			<b>No</b>	
					8			<b>No</b>	

Listing Broker(s): **Performance Power Play Realty** **Team 3000 Realty Ltd.**

**TOP FLOOR 1 bed + 1 bath east facing condo at Creekside on the quiet side of the building. Newly renovated with laminate floors throughout, freshly painted, quartz countertops and shaker style cabinets. This unit comes with 1 underground parking stall and a storage locker. The building has new siding & exterior paint, newer piping, and shared coinless laundry available. Gas & hot water included in the strata fees. One dog or cat allowed. Located in the Guildford Area, a great location to commute from with easy access to the freeway or a 1-minute walk to transit. Schools are within walking distance. Shopping and restaurants nearby at the Guildford Town Centre. Great for an investor, as rentals are allowed or for the first-time home buyer.**