

FEATURES FOR 101-15500 Rosemary Heights

About the Area:

The Carrington a gated community , built by Polygon in South Surrey. Close to shopping, transit and access to highway 99 for easy access to downtown and the US border.

About the Complex

A gated community with Tudor inspired west coast architecture with private gardens and a club house. The clubhouse has a small gym, swimming pool, tennis court/pickle ball court, entertaining lounge with kitchen, pool table and games room. There are two suites you can rent for your guests.

About the Home

Welcome home to a big and bright townhouse with dramatic vaulted ceilings and open living concept with big bright windows.

Living Room/ Dining Room:

As you walk into the home, you are greeted by the open concept living area includes a large living room with vaulted ceiling, feature fireplace with wood mantel and large dining room- perfect for entertaining.

Eat-in-Kitchen and Family Room:

From the dining room you walk towards the bright open plan eat-in-kitchen with Corian counters and island, full height pantry, plenty of storage, under cabinet valence lighting, double sink and new Moen faucet (2021) and lovely eat-in nook facing the bricked private courtyard garden. The refrigerator LG stainless (2019), GE Profile silent dishwasher, Panasonic microwave (2020) and LG glass top electric stove.

The family room has a beautiful feature Valor Horizon adjustable fireplace with large display

mantel and large picture windows to the outside courtyard garden.

Bedrooms:

Master on Main: Large master suite with two walk in closets and 5 piece en-suite.

Upstairs find two additional bedrooms, a 4 piece bathroom with cheater door to one bedroom (with triple glaze windows for sound proofing), large storage room and a loft - perfect for home office with built in library shelves.

Outside:

The large private back garden has been fully bricked with raised flower beds - perfect for low maintenance care. The covered deck area has Fibretech coating.

Other:

- Laundry room with GE Washer & Dryer, sink, storage and doorway to garage.
- Dedicated wine storage room under stairs.
- All windows and patio door are screened
- Double garage w/access to utility room
- Security system
- All 3 toilets (2019)
- Upper floor new carpeting and flooring (2019)
- Extra shelving in all closets

Costs:

- Strata Fees \$510.26
- \$290.00/mo property tax
- Hydro \$49/mo
- Fortis \$40/mo

Information deemed reliable but cannot be guaranteed

