




Presented by:
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Surrey, Queen Mary Park Surrey Residential Attached
4 9320 128TH ST, V3V 6A4 MLS# F2919144 Sold

	List Price: \$259,900	Previous Price: \$269,900	Sale Price: \$255,000
	Days on Market: 125	Original Price: \$269,900	Sale Date: 20-Dec-09
Subdiv/Complex: SURREY MEADOWS			
Frontage:	Approx Yr Blt: 1974	PID: 001-138-481	
Depth/Size:	Age at List Date 35	Type: Townhouse	
Lot SqFt: 0	Bedrooms: 3	Zoning: RM-30	
Exposure:	Bathrooms: 2	Taxes: \$1,407 (2009)	
Stories in Bldg:	Full Baths: 1	Gst Incl:	
Flood Plain:	Half Baths: 1	Apprvl Reqd: No	
Meas. Type:	Tax Incl Utils: No		
Fixtures Lsd: N			
Fixt Removed: N			
View: N			

Style of Home: 2 Storey w/Bsmt.	Total Parking: 1	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Vinyl		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata: 74
Flooring: Laminate, Vinyl/Linoleum, Wall/Wall/Mixed	Locker: No	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Forced Air, Natural Gas	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Wood	Mortgage Info: \$0	
Outdoor Area: Fenced Yard, Patio(s)		
Mngmt Co: WAYNE CAMPBELL	Property Disclosure: Y	
Mngmt Ph: 604-585-6074	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed	
Maint Fee: \$170.00		

Maint Charge Incl: Gardening, Management, Recreation Facility

Legal: PL NWS151 LT 37 LD 36 SEC 32 TWP 2 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

Amenities: In Suite Laundry, Playground, Pool; Outdoor

Features Incl: Refrigerator, Stove

Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 10'8"						
Main F.	Kitchen	8' X 7'3"						
Main F.	Dining	10'6" X 6'5"						
Main F.	Eating Area	8'3" X 8'						
Above	Master Bedroom	13'8" X 10'9"						
Above	Bedroom	12' X 8'						
Above	Bedroom	9'6" X 8'6"						
Bsmt	Recreation Room	14'9" X 13'3"						
Bsmt	Other	15'4" X 10'2"						
Bsmt	Laundry	10' X 6'6"						

Floor Area (SqFt):	Total # Rooms: 10	<u>Bathrooms</u>
Finished Floor Area Main: 557	Finished Levels: 3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 555	Basement Area: Full, Fully Finished	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 540	Bsmt Height:	4
Total Finished Floor Area: 1,652	Restricted Age:	5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,652		8

Listing Broker(s): (1) Sutton Grp West Coast (Van49)

Spacious and bright 3 Bedroom Townhome located in a central location. Close proximity to transit and shopping. Owners have gone through this home from top to bottom to prepare it for move in of it's next family. Freshly painted with a mixture of new laminate & carpet in almost every room. Take a walk out the dining room patio doors to enjoy a newly built patio that stretches out to your own privately fenced backyard. Basement family room & bedroom were renovated and completed in October. This unit is located in a convenient and popular spot in the complex. Development has large outdoor pool. Roofs were recently replaced. Both the room measurements and square footage are approximate and to be verified by the Buyer.



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New Westminster, Fraserview NW Residential Attached
313 60 RICHMOND ST, V3L 5R7 MLS# V801270 Sold



List Price:	\$ 309,800	Previous Price:		Sale Price:	\$ 307,800
Days on Market:	3	Original Price:	\$ 309,800	Sale Date:	19-Dec-09
Subdiv/Complex:					
Frontage:		Approx Yr Blt:	1992	PID:	017-699-461
Depth/Size:		Age at List Date:	17	Type:	Apartment/Condo
Lot SqFt:	0	Bedrooms:	2	Zoning:	RES
Exposure:		Bathrooms:	2	Taxes:	\$1,638 (2009)
Stories in Bldg:	4	Full Baths:	2	Gst Incl:	
Flood Plain:		Half Baths:	0	Apprvl Req:	No
Meas. Type:		Tax Incl Utils:	No		
Fixtures Lsd:	N				
Fixt Removed:	N				
View:	Y - FRASER RIVER				

Style of Home:	Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete Frame	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Vinyl				
Rain Screen:	Partial	R/I Plumbing:			
Type of Roof:	Metal, Tar & Gravel	Dist to Public Trans:	1 BLK	Dist to School/Bus:	1 BLK
Renovations:	Partly	Reno Year:	2006	Units in Development:	125
Flooring:	Laminate	Locker:	Yes	Total Units in Strata:	125
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)	Property Disclosure:	Y		
Mngmt Co:	QUAY PACIFIC	Bylaw Restrictions:	Rentals Allowed, Pets Allowed w/Rest., Rentals Allowed w/Restrictions / Age: 19+		
Mngmt Ph:	604-521-0876	Maint Fee:	\$322.05		

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management

Legal: PL LMS 284 SL 28 LD 37
 Amenities: Elevator, In Suite Laundry
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 13'						
Main F.	Kitchen	10' X 9'						
Main F.	Dining	13' X 7'						
Main F.	Master Bedroom	18' X 11'6"						
Main F.	Bedroom	12' X 9'						
Main F.	Storage	9' X 3'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,144	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,144	Restricted Age:	19+	5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:	1	7	
Grand Total Floor Area:	1,144			8	

Listing Broker(s): (1) RE/MAX Sabre Realty Group

UNSURPASSED VIEWS of Fraser River are enjoyed from this immaculate 2 bdrm, 2 bathrm, 1,144 sq ft corner suite in desirable Fraserview location. Completely updated this open floor plan enjoys modern color scheme, fabulous laminate flooring w/custom baseboards, grade level large private patio off mstr suite, 2nd bdrm & living room, gas fireplace & bright open kitchen w/eating area. Very healthy building, this adult oriented end unit truly enjoys all. To view is to buy. Open House Sat, Dec 19th 1-3pm.