TOP FLOOR LIVING AT IT'S BEST!

UNIT 412 - 15385 101A AVENUE, SURREY

Spectacular CHARLTON PARK 2 bedroom + den, two bathroom PENTHOUSE facing quiet inner courtyard featuring dramatic vaulted ceilings and mountain views. Open concept living with granite counters and stainless appliances in the kitchen, a cozy fireplace in the living room plus a large den ideal for a "work from home" office. Good separation between bedrooms - each with their own walk-in closet. Outside relax on your huge entertainment sized balcony perfect for soaking up the rays or enjoying barbecues. Enjoy resort-like amenities including an outdoor pool, hot tub, gym, sauna, recreation room, kids playground, guest suites and more! Located steps to all amenities including Guildford Town Center, shopping mall, restaurants, schools, transit, parks and easy Hwy 1 access. TWO PARKING STALLS + STORAGE LOCKER.

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WEST REAL ESTATE SERVICES

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Active
R2701522
Board: F
Apartment/Condo

412 15385 101A AVENUE
North Surrey
Guildford
V3R 0B4

Residential Attached
$680,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	$680,000
Meas. Type:	Feet	Bedrooms:	2	Approx. Year Built:	2007
Frontage(feet):		Bathrooms:	2	Age:	15
Frontage(metres):		Full Baths:	2	Zoning:	CD
Depth / Size (ft.):		Half Baths:	0	Gross Taxes:	$2,217.05
Sq. Footage:	0.00			For Tax Year:	2021
Flood Plain:		P.I.D.:	026-740-583	Tax Inc. Utilities?:	No
View:	Yes :COURTYARD AND MOUNTAINS			Tour:	Virtual Tour URL

Complex / Subdiv: CHARLTON PARK
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water

Sewer Type: City/Municipal Water Supply: City/Municipal

Style of Home: Penthouse
Construction: Frame - Wood
Exterior: Mixed, Vinyl
Foundation: Concrete Perimeter

Renovations:
# of Fireplaces: 1 R.I. Fireplaces:
Fireplace Fuel: Electric
Fuel/Heating: Baseboard, Electric
Outdoor Area: Balcony(s)
Type of Roof: Torch-On
Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: 2 Covered Parking: 2 Parking Access:
Parking: Open
Dist. to Public Transit: 3 BLKS Dist. to School Bus: 6 BLKS
Title to Land: Freehold Strata
Property Disc.: Yes
Fixtures Leased: No :
Fixtures Rmvd: No :
Floor Finish: Laminate, Tile, Carpet

Legal: STRATA LOT 206, PLAN BCS1816, SECTION 28, RANGE 1W, 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: Club House, Elevator, Garden, Guest Suite, Independent living, Playground, Pool; Outdoor, Storage, Swirlpool/Hot Tub, Wheelchair Access
Site Influences: Central Location, Recreation Nearby, Shopping Nearby
Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings

Finished Floor (Main):	1,115	
Finished Floor (Above):	0	
Finished Floor (AbvMain2):	0	
Finished Floor (Below):	0	
Finished Floor (Basement):	0	
Finished Floor (Total):	1,115	sq. ft.
Unfinished Floor:	0	
Grand Total:	1,115	sq. ft.

Suite: None
Basement: None
Crawl/Bsmt. Ht: # of Levels: 1
# of Kitchens: 1 # of Rooms: 10

Units in Development: 353 Tot Units in Strata: 353 Locker: Yes
Exposure: West Storeys in Building: 4
Mgmt. Co's Name: DWELL PROPERTY MANAGEMENT Mgmt. Co's #: 604-821-2999
Maint Fee: $436.63 Council/Park Apprv?:
Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Water

Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions
Restricted Age: # of Pets: 2 Cats: Yes Dogs: Yes
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: No
Short Term Lse-Details:

Floor	Type	Dimensions
Main	Living Room	12'6 x 12'4
Main	Dining Room	11'4 x 10'3
Main	Kitchen	10'9 x 9'3
Main	Den	9'3 x 7'2
Main	Storage	4'11 x 7'8
Main	Master Bedroom	13'6 x 11'5
Main	Walk-In Closet	8'8 x 6'3
Main	Bedroom	11'5 x 10'5

Floor	Type	Dimensions
Main	Walk-In Closet	8'3 x 4'12
Main	Foyer	14'3 x 6'2
		x
		x
		x
		x
		x
		x

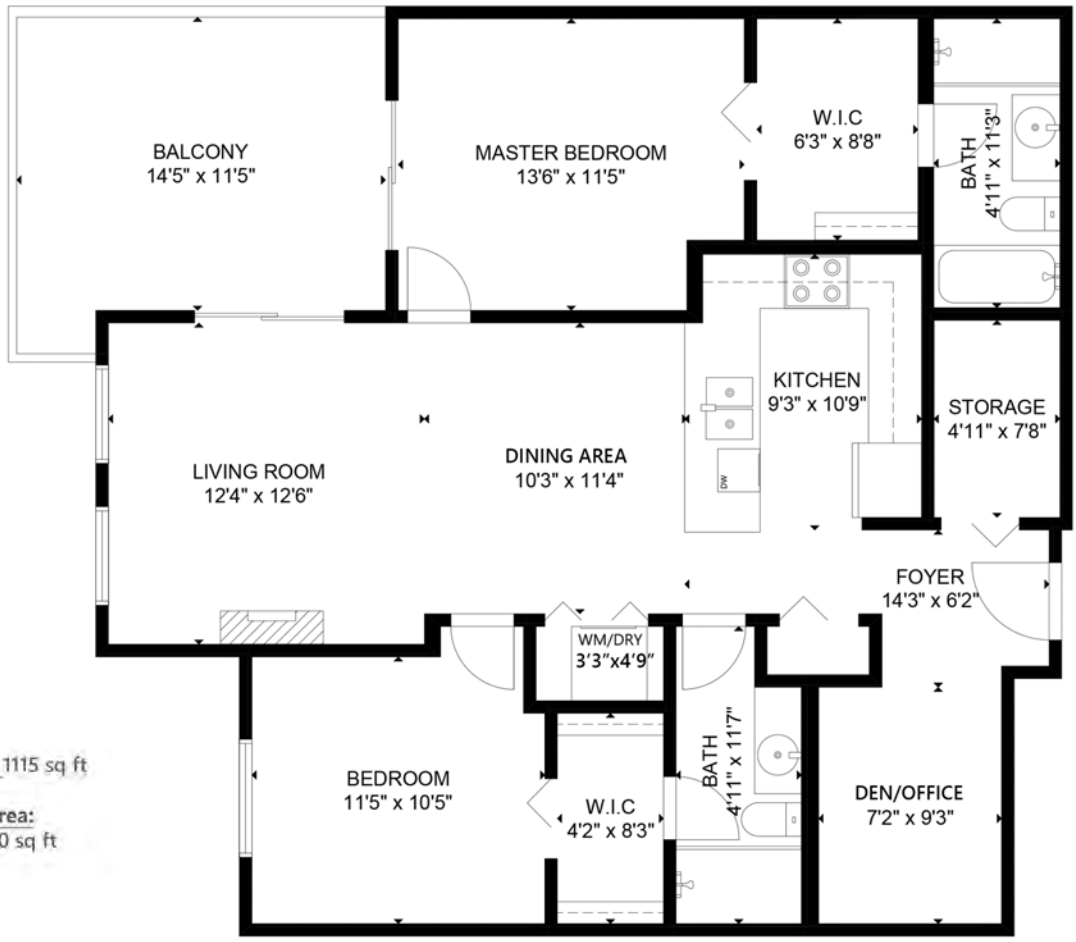
Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Main	4	Yes
3			
4			
5			
6			
7			
8			

Listing Broker(s): Royal LePage West Real Estate Services

FOR MORE INFORMATION ABOUT THIS PROPERTY VISIT
www.reimers.ca
ALL INFORMATION WHILE DEEMED TO BE CORRECT IS NOT GUARANTEED

FLOORPLAN

UNIT 412 - 15385 101A AVENUE, SURREY



Total sq ft: 1115 sq ft

Excluded area:
Balcony: 160 sq ft

E&O Insured. Sizes and dimensions are approximate, actual may vary. This floorplan is not suitable for architectural/construction.
Total SQFT calculated to gross unit area. All details, sizes & placements should be considered as approximate within +/- 3% tolerance.

MEASUREMENTS AND LAYOUT ARE NOT TO BE RELIED ON AND SHOULD BE VERIFIED IF IMPORTANT

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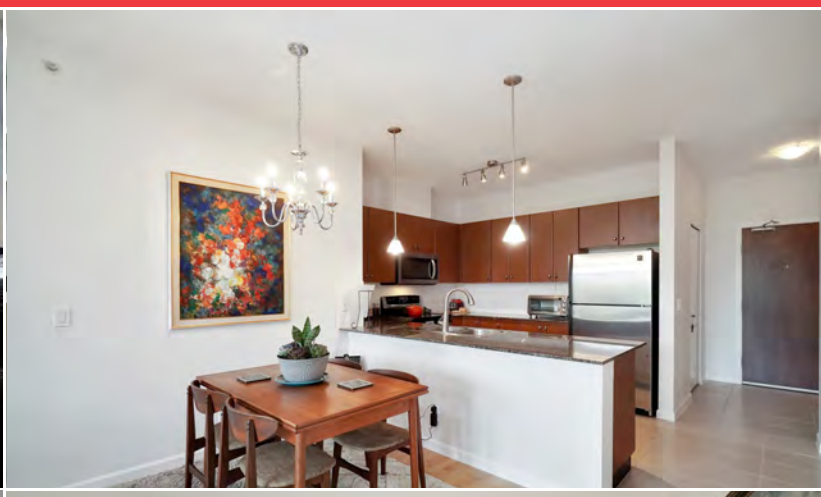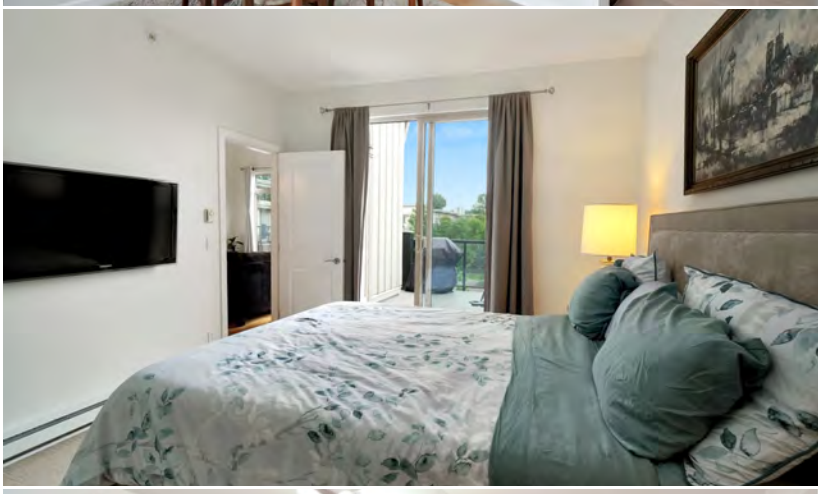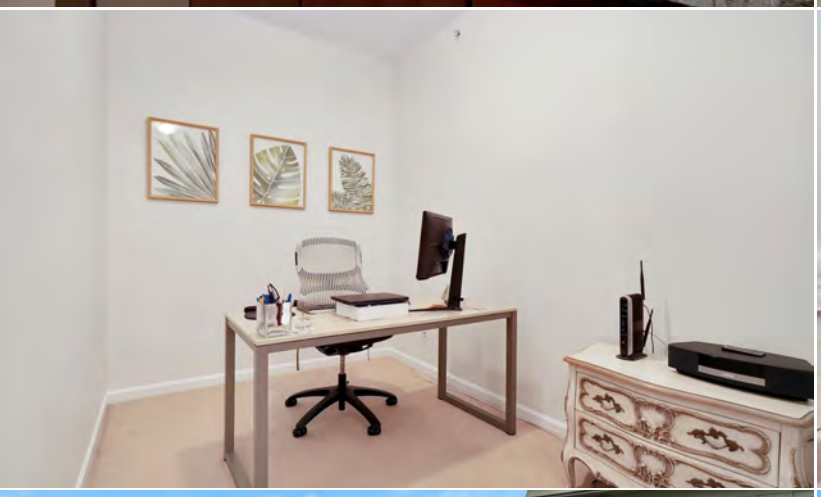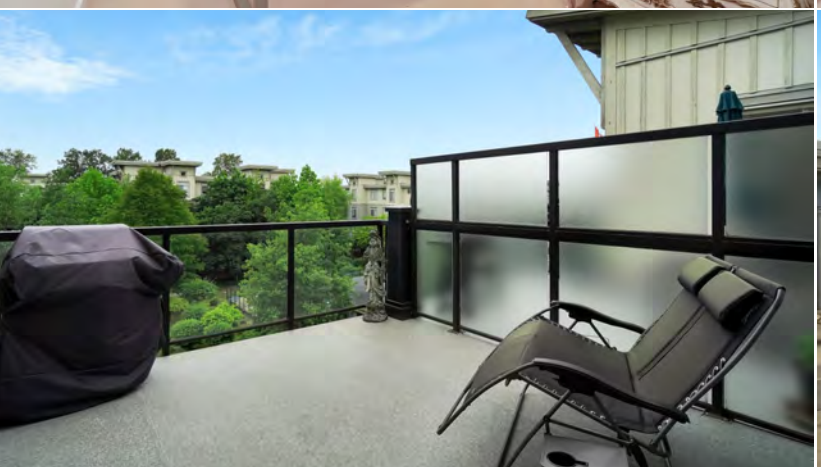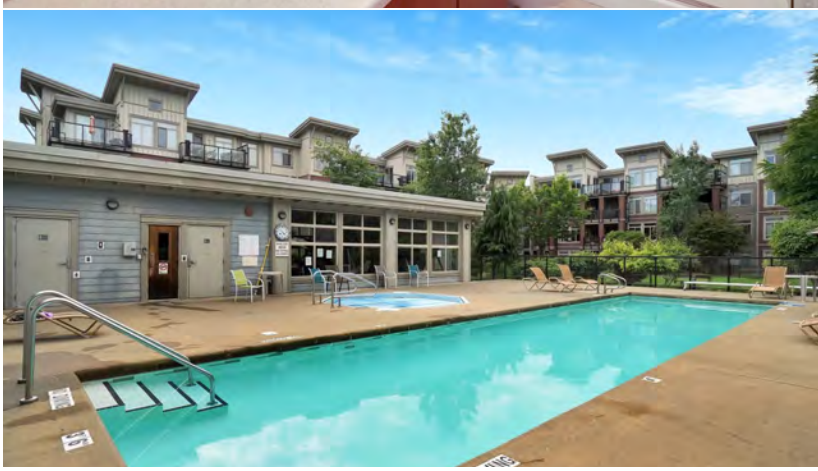
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