

Surrey, Grandview Surrey  
**9 - 2469 164 Street, V3Z 3T4**

MLS# R2063728  
**\$499,000**

Residential Attached  
**Active**



Complex/Subdiv: **Abby Road**  
 Frontage: **0.00** Bedrooms: **4** PID: **029-042-461**  
 Depth/Size: Bedrooms: **3** Approx Yr Blt: **2013**  
 Lot Area SqFt: **0** Half Baths: **0**  
 Rear Yard Exp: Full Baths: **3**  
 Taxes: **\$2,200 (2016)**  
 Type: **Townhouse**  
 View: **No**

Style of Home: **3 Storey** Total Parking: **2** Covered Parking: **2**  
 Construction: **Frame - Wood** Parking Access: **Rear**  
 Foundation: **Concrete Perimeter** Parking Facilities: **Grge/Double Tandem**  
 Exterior: **Wood**  
 Rainscreen: **Full** Dist to Public Trans: **1** Dist to School Bus: **1**  
 Type of Roof: **Asphalt** Possession:  
 Reno Year: **0** Title to Land: **Freehold Strata**  
 Flooring: **Hardwood,Mixed** Seller's Interest:  
 Water Supply: **City/Municipal**  
 Heat/Fuel: **Baseboard,Electric**  
 No. of Fireplaces: **0** Property Disclosure: **Y**  
 Fireplace Fuel: **None** Outdoor Area: **Balcony(s)**  
 Locker: **No** Units in Development: **80** Total Units in Strata: **80**  
 Mngmt Co: **Leonis Management** Property Disclosure: **Y**  
 Mngmt Ph: **604-565-5474** Maint Fee: **\$231.30**

Maint Charge Incl: **Garbage Pickup,Gardening,Management,Recreation Facility**  
 Legal: **PL EPS959 LT 48 LD 36 SEC 24 TWP 1**  
 Amenities: **Club House,Exercise Centre,In Suite Laundry**  
 Site Influences: **Central Location,Recreation Nearby,Shopping Nearby**  
 Features Incl: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'3 x 14'3			x			x
Main	Patio	15' x 8'			x			x
Main	Dining Room	10'11 x 4'			x			x
Main	Living Room	14'3 x 11'3			x			x
Above	Master Bedroom	10'11 x 12'			x			x
Above	Bedroom	8'8 x 8'6			x			x
Above	Bedroom	8'8 x 9'4			x			x
Below	Bedroom	10'1 x 8'10			x			x
Below	Foyer	3'11 x 11'9			x			x
					x			x

Total Floor Area: **1,564 sqft** Bathrooms  
 Total # Rooms: **9** 1 3 Piece; Ensuite: N; Level: Below  
 Finished Levels: **3** 2 4 Piece; Ensuite: N; Level: Above  
 Basement: **None** 3 5 Piece; Ensuite: Y; Level: Above  
 Restricted Age: 4  
 # Pets / Cats; Dogs: **2 / Cats: Yes; Dogs: Yes** 5  
 Virtual Tour URL: **http://www.pixilink.com/tours7/8754** 6  
 7  
 8

Welcome to the highly coveted ABBEY ROAD, in South Surrey's most vibrant and desirable Grandview Heights. This 4 Bedrooms, 3 Bathrooms plan is full of upgrades including crown mouldings, premium Stainless Steel appliances, gas range, quartz countertops in kitchen & all bathrooms, wide laminate plank flooring, designer blinds, 9' ceiling on main floor & BONUS 4th bedroom with full bathroom on the entrance level that is perfect for teens, guests, an office or in-laws! The home is a short walk to new Grandview Heights Aquatic Centre & Morgan Crossing / Grandview Corners, for shopping, dining, entertainment & easy access to US border. Enjoy the Clubhouse with gym & party/meeting rooms. Looks brand new, NO GST, low strata fees!

The enclosed information while deemed to be correct, is not guaranteed.  
 If your home is listed with another broker, this is not intended as a solicitation.

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*Simply Amazing!*

**9 - 2469 164 Street, Surrey**  
 4 beds, 3 baths - Townhouse



**Rhonda Davis & Katayoon Webb**

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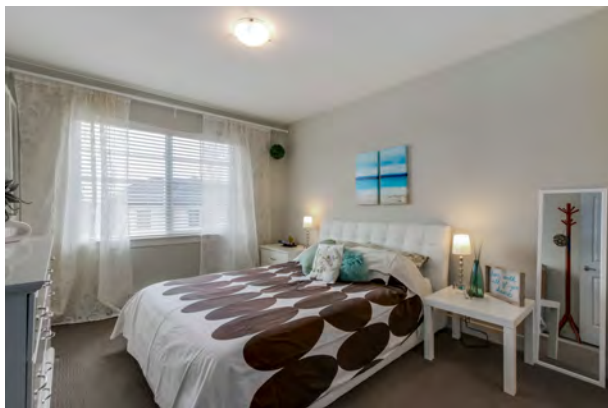
www.katayoonwebb.com





# Beautiful Home!

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**Price:** \$499,000  
**Type:** Townhouse  
**Beds:** 4  
**Baths:** 3  
**Built:** 2013  
**Size:** 1,564 sqft  
**Mnt Fee:** \$231.30  
**Taxes:** \$2,200.18 (2016)

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