



Presented by:  
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**Active** **9 2469 164 STREET** Residential Attached  
**R2063728** South Surrey White Rock **\$499,000 (LP)**  
 Board: F Grandview Surrey (SP)   
 Townhouse V3Z 3T4



Sold Date: Frontage (feet): Original Price: **\$499,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2013**  
 Depth / Size (ft.): Bedrooms: **4** Age: **3**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD**  
 Flood Plain: **No** Full Baths: **3** Gross Taxes: **\$2,200.18**  
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**  
 Exposure: **East, West** Maint. Fee: **\$231.30** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc? P.I.D.: **029-042-461**  
 Mgmt. Co's Name: **Leonis Management** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-565-5474**  
 View: **No :**  
 Complex / Subdiv: **Abby Road**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: <b>3 Storey</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Grge/Double Tandem</b>	Locker: <b>N</b>	Dist. to School Bus: <b>1</b>
Exterior: <b>Wood</b>	Dist. to Public Transit: <b>1</b>	Units in Development: <b>80</b>	Total Units in Strata: <b>80</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Title to Land: <b>Freehold Strata</b>	Seller's Interest: <b>Registered Owner</b>
Rain Screen: <b>Full</b>	R.I. Plumbing:	Property Disc.: <b>Yes</b>	Fixtures Leased: <b>No :</b>
Renovations:	R.I. Fireplaces: <b>0</b>	Fixtures Rmvd: <b>No :</b>	Floor Finish: <b>Hardwood, Mixed</b>
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>0</b>		
Fireplace Fuel: <b>None</b>			
Fuel/Heating: <b>Baseboard, Electric</b>			
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **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: **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			

Finished Floor (Main): <b>615</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>615</b>	Crawl/Bsmt. Height:			1	Below	3	No	Barn:
Finished Floor (Below): <b>334</b>	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3	Above	5	Yes	Pool:
Finished Floor (Total): <b>1,564 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total: <b>1,564 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty Westside**

**Welcome to the highly coveted ABBEY ROAD, in South Surrey's most vibrant & desirable Grandview Heights. This 4BR, 3BA plan is full of upgrades including crown mouldings, premium s/s 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! FIRST SHOWING at SNEAK PREVIEW: Thur May 5th, 6-7pm. OPEN HOUSES: SAT/SUN May 7/8 2:30-4:30pm.**