

Surrey, Fleetwood Tynehead

MLS# F1109600

Residential Attached

34 16588 FRASER HY, V4N 0G5

Sold



List Price:	\$335,000	Sale Price:	\$330,000	Days on Mkt:	65
List Date:	07-Apr-11	Sale Date:	11-Jun-11	Expiry Date:	07-Jul-11
Subdiv/Complex: CASTLE PINES					
Previous Price:		Frontage:		PID:	026-615-452
Original Price:	\$335,000	Frontage Metric:		Approx Yr Blt:	2006
Meas. Type:		Bedrooms:	3	Age at List Date:	5
Depth/Size:		Bathrooms:	2	Type:	Townhouse
Lot Size SqFt:	0.00	Full Baths:	2	Zoning:	30 ZO
Exposure:	N	Half Baths:	0	Taxes:	\$1,923 (2010)
Stories in Bldg:	3	Apprvl Reqd:	No	If New GST/HST Incl:	
Fixtures Lsd:	N	Flood Plain:	No	Tax Incl Utils:	No
Fixt Rem:	N				
View:	N				

Style of Home:	3 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Grge/Double Tandem		
Exterior:	Mixed, Vinyl				
Rain Screen:		R/I Plumbing:	No		
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	52	Total Units in Strata:	52
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Forced Air	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:	Fenced Yard, Patio(s)	Property Disclosure:	Yes		
Mgmt. Co's Name:	STRATACO	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mgmt. Co's Phone:	604-294-4141	Maint Fee:	\$159.29		

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL BCS1748 LT 8 LD 36 SEC 25 TWP 2 STRATA LOT AS SHOWN ON FORM V.
 Amenities: None
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Smoke Alarm

Site Influences: CENTR, GCNR, RECNR, SHPNR Services Con: ELEC, NGAS, SASEW, WATER

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'5" X 12'4"			X			X
Main F.	Kitchen	12'7" X 11'6"			X			X
Main F.	Dining	11'6" X 10'			X			X
Main F.	Family Room	11'6" X 7'6"			X			X
Above	Master Bedroom	12'1" X 11'8"			X			X
Above	Bedroom	12'1" X 11'8"			X			X
Above	Bedroom	10'8" X 8'10"			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	680	Finished Levels:	3	1	3 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	700	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	94			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,474	Restricted Age:		5	
Unfinished Floor Area:	0	# Pets / Cats; Dogs: 2 / Cats: Y; Dogs: Y		6	
Grand Total Floor Area:	1,474	# or % Rentals:		7	
				8	

Listing Broker 1: Re/Max Lifestyles Realty 604-513-2300 Appointments: Touchbase
 Listing Sales Rep 1: Jason Daniels JasonDaniels1@remax.net 604-513-2300 For Appts Call: JASON
 Listing Broker 2: Appointment Ph: 604-513-2300
 Listing Sales Rep 2/3:
 Selling Broker: Royal Pacific Riverside Realty Occupancy: Owner
 Selling Sales Rep: Kam C. Li Owner: Lian Teck & Janice Karen Wong
 Selling Broker 2:
 Selling Sales Rep 2/3:
 Commission: S-3.22% 1ST 100K/1.15% BAL

Realtor Remarks: NOT NEAR FRASER HIGHWAY, huge yard 2-3/4 bigger then most in the complex. great location.

A great 3 bedroom end unit home boasting one of the LARGEST YARDS (almost 2-3/4 times all the others) in the complex. The location of this home within the complex is a big plus as it's at the back of the complex far away from Fraser Hwy. A few features found here, laminate flooring, granite counters, maple cabinets, front load washer/dryer, end unit, HUGE YARD off the main floor, 2" blinds & plenty of windows of natural light to just name a few. A very well cared home that still looks brand new. Castel Pines is conveniently located to Surrey Leisure Center, Fleetwood Library/Community Center, Guildford Mall, both Elementary & Secondary schools & plenty of golf courses. PGA played Northview, Surrey, Guildford, & many others.