

North Surrey, Guildford Residential Attached
105 15268 105 AV, V3R 0W8 **MLS# F1416266** **Active**



| | | | |
|---|-----------------------------|----------------------|------------------------|
| List Price: | \$156,000 | Previous Price: | |
| Subdiv/Complex: GEORGIAN GARDENS | | | |
| Frontage: | Approx Yr Blt: 1995 | PID: | 023-102-861 |
| Depth/Size: | | Type: | Apartment/Condo |
| Lot SqFt: 0 | Age at List Date: 19 | Zoning: | MF |
| Exposure: NE | Bedrooms: 1 | Taxes: | \$814 (2013) |
| Stories in Bldg: | Bathrooms: 1 | If New GST/HST Incl: | |
| Flood Plain: | Full Baths: 1 | Tax Incl Utilities: | No |
| Meas. Type: Feet | Half Baths: 0 | Apprvl Req'd: | No |
| Fixtures Lsd: N | | | |
| Fixt Removed: N | | | |
| View: N | | | |

| | | |
|--|--|---|
| Style of Home: Upper Unit, 1 Storey | Total Parking: 1 | Covered Parking: 1 |
| Construction: Frame - Wood | Parking Access: Side | |
| Foundation: Concrete Perimeter | Parking Facilities: Garage; Underground | |
| Exterior: Vinyl, Mixed, Stucco | | |
| Rain Screen: | R/I Plumbing: | |
| Type of Roof: Tar & Gravel | Reno Year: | Dist to Public Trans: 1 blk |
| Renovations: | | Units in Development: 134 |
| Flooring: Laminate, Mixed | | Locker: Yes |
| Water Supply: City/Municipal | | Possession: |
| Heat/Fuel: Electric, Natural Gas | R/I Fireplaces: | Title to Land: Freehold Strata |
| No. of Fireplaces: 1 | | Seller's Interest: Registered Owner |
| Fireplace Fuel: Gas - Natural | | Mortgage Info: \$0 |
| Outdoor Area: Balcony(s) | | Property Disclosure: N - to follow |
| Mngmt Co: Crosby Property Mgmt | | Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions |
| Mngmt Ph: 604-683-8900 | Maint Fee: \$200.00 | |

Maint Charge Incl: **Recreation Facility, Caretaker, Garbage Pickup, Gas, Hot Water**

Legal: **PL LMS2002 LT 15 LD 36 SEC 21 RNG 1**

Amenities: **Exercise Centre, Recreation Center**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Recreation Nearby, Shopping Nearby, Central Location**

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|------------|-------|------|------------|
| Main F. | Living Room | 14' X 12' | | | |
| Main F. | Dining | 8' X 6' | | | |
| Main F. | Kitchen | 12' X 6' | | | |
| Main F. | Master Bedroom | 13' X 11' | | | |

| | | |
|---------------------------------------|---|--|
| Floor Area (SqFt): | Total # Rooms: 4 | Bathrooms |
| Finished Floor Area Main: 660 | Finished Levels: 1 | 1 4 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Area Up: 0 | Basement Area: None | |
| Finished Floor Area Down: 0 | | |
| Finished Floor Area Bsmt: 0 | Bsmt Height: 4 | |
| Total Finished Floor Area: 660 | Restricted Age: 5 | |
| | # Pets / Cats; Dogs: / Cats: Yes; Dogs: No | |
| Unfinished Floor Area: 0 | # or % Rentals: 7 | |
| Grand Total Floor Area: 660 | | |

Listing Broker(s): **HomeLife Benchmark Rlty (Clv)**

GEORGIAN GARDENS at Guildford. This affordable one bedroom 1 full bath 660 square foot unit is not on ground level and faces the inner courtyard. Well laid out unit and nicely updated including laminate flooring. Located on a quiet street within easy walking distance to Guildford Mall, medical, Surrey library and recreation centre. Secured underground parking and storage locker. Easy highway access. Pets allowed with restrictions - dogs not allowed.



#105 15268 105 Ave.

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| | |
|-------------|--------|
| Age | 1995 |
| Style | Condo |
| Bedrooms | 1 |
| Bathrooms | 1 |
| Size (sqft) | 660 |
| Lot (sqft) | Strata |

604-574-0161
 info@katronisrealestate.com



NO SUBSTITUTE FOR **HARD WORK**

HomeLife Benchmark Realty Corp. 103 5830 176 A Street, Surrey, BC

Visit www.katronisrealestate.com for more info, photos and virtual tours.

HOME FEATURES



Georgian Gardens Located on the corner of 105 Avenue and 152 Street in the heart of Guildford in North Surrey. This is a well maintained complex that is professionally managed. Georgian Gardens is central to bus stops, SkyTrain stations, Guildford Town Centre, Surrey Public Library, Surrey Memorial Hospital, additional medical services, Central City Shopping Centre, London Drugs, restaurants, coffee shops, parks, Johnston Heights Secondary, Mary Jane Shannon Elementary, Save-On-Foods, recreation and more! Direct access to major transportation routes including the Trans-Canada Highway, allows an easy commute to surrounding destinations. This particular building has four levels, secured underground parking, storage lockers, elevators, landscaped grounds and recent updates including new carpets and paint in the common hallways. Georgian Gardens offers many amenities for all residents including a recreation centre, bike room, exercise centre and a whirlpool. Georgian Gardens is a quiet and convenient location!

Schools in the Area

Elementary

K-7 Harold Bishop Elementary

Secondary

8-12 Johnston Heights Secondary

Map

