

604-574-0161

NO SUBSTITUTE FOR **HARD WORK**

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Surrey, Queen Mary Park Surrey **MLS# F1425746** Residential Attached **Active**
410 8142 120A ST, V3W 0N1

	List Price: \$159,900	Previous Price:
	Subdiv/Complex: Sterling Court	
Frontage: 0.00	Approx Yr Blt: 1994	PID: 018-414-397
Depth/Size:	Age at List Date: 20	Type: Apartment/Condo
Lot SqFt: 0	Bedrooms: 1	Zoning: MF
Exposure:	Bathrooms: 1	Taxes: \$924 (2014)
Stories in Bldg:	Full Baths: 1	If New GST/HST Incl: No
Flood Plain:	Half Baths: 0	Tax Incl Utilities: No
Meas. Type:		Apprvl Req'd:
Fixtures Lsd: N		
Fixt Removed: N		
View: N		

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Stucco		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt, Tar & Gravel	Reno Year:	Dist to Public Trans: Units in Development:
Renovations:		Locker: Yes
Flooring: Wall/Wall/Mixed		Possession:
Water Supply: City/Municipal		Title to Land: Freehold Strata
Heat/Fuel: Hot Water, Natural Gas		Seller's Interest: Registered Owner
No. of Fireplaces: 1	R/I Fireplaces:	Mortgage Info: \$0
Fireplace Fuel: Gas - Natural		Property Disclosure: Y
Outdoor Area: Balcony(s)		Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions
Mngmt Co: Fraser Campbell	Maint Fee: \$204.00	
Mngmt Ph: 604-585-3276		

Maint Charge Incl: **Caretaker, Hot Water, Management**

Legal: **PL LMS1038 LT 68 LD 36 SEC 30 TWP 2**

Amenities: **In Suite Laundry**

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 11'6"			
Main F.	Dining	10' X 9'			
Main F.	Kitchen	10' X 8'			
Main F.	Laundry	8' X 4'			
Main F.	Master Bedroom	15' X 10'			

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 700	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: 700	Restricted Age: 5	
	# Pets / Cats; Dogs: 6	
Unfinished Floor Area: 0	# or % Rentals: 7	
Grand Total Floor Area: 700		8

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

Chic city condo, well priced for such a beautiful space and situated on the top floor, quiet side of the building facing east. Features include newer paint, newer appliances, updated bathroom, bright living room with gas fireplace, white kitchen with lots of cabinetry, walk-in pantry with space for washer/dryer, nice balcony overlooking centre courtyard. Building was rain-screened in 2010 with new siding, roof, and windows. Proud owner has kept this unit in beautiful shape. Rentals with restrictions allowed and 1 pet without height restriction allowed. Underground parking stall. Close to shopping, transit, medical, and restaurants.



#410 8142 120A Street

TOP FLOOR CONDO

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COMPLIMENTS OF

Age	1994
Style	Condo
Bedrooms	1
Bathrooms	1
Size (sqft)	700
Lot (sqft)	Strata

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

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

HOME FEATURES



- Top floor on the quiet side of the building overlooking centre courtyard
- French door accesses large balcony
- Gas fireplace
- Laminate flooring
- Generous room sizes
- Eating bar/pass-through between kitchen and dining area
- Sparkling white kitchen with lots of cabinetry and full tile backsplash plus walk-in pantry with washer/dryer
- Recently renovated bathroom
- Newer paint
- Newer appliances (including washer and dryer)
- Hot water baseboard heating
- Rain-screened in 2010 with new siding, roof and windows
- Rentals allowed with restrictions
- 1 pet allowed without height restriction
- Secured underground parking stall
- Maintenance includes hot water, hot water baseboard heating, and gas for fireplace.
- New parking membrane
- New landscaping
- Close to shopping, transit, medical, restaurants and other amenities



Schools in the Area

Elementary

K - 7 Kennedy Trail Elementary

Secondary

8 - 12 L. A. Matheson Secondary

Map

