

North Surrey, Whalley **MLS# F1415468** Residential Attached **Active**
28 13239 OLD YALE RD, V3T 3C5



List Price:	\$209,000	Previous Price:	
Subdiv/Complex:		PID:	027-783-545
Frontage:	0.00	Approx Yr Blt:	2009
Depth/Size:		Type:	Townhouse
Lot SqFt:	0	Age at List Date:	5
Exposure:		Bedrooms:	1
Stories in Bldg:		Bathrooms:	1
Flood Plain:		Full Baths:	1
Meas. Type:		Half Baths:	0
Fixtures Lsd:	N	Taxes:	\$1,123 (2013)
Fixt Removed:	N	If New GST/HST Incl:	
View:	N	Tax Incl Utilities:	No
		Apprvl Req:	

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Brick, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Reno Year:		Dist to Public Trans:	
Flooring:	Hardwood, Wall/Wall/Mixed			Units in Development:	
Water Supply:	City/Municipal			Locker:	
Heat/Fuel:	Baseboard, Electric			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	Electric			Seller's Interest:	Registered Owner
Outdoor Area:	Patio(s)			Mortgage Info:	\$0
		Property Disclosure:	Y		
Mngmt Co:		Bylaw Restrictions:	No Restrictions		
Mngmt Ph:		Maint Fee:	\$156.10		

Maint Charge Incl: **Gardening, Garbage Pickup, Management**

Legal: **PLANBCS3271 LOT50 BLK5N LD36 SEC27 RG2W STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry, Bike Room, Club House**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'2 X 14'9						
Main F.	Kitchen	9'11 X 7'11						
Main F.	Dining	8'5 X 7'						
Main F.	Master Bedroom	14'4 X 9'1						

Floor Area (SqFt):	Total # Rooms:	4	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	
Finished Floor Area Down:			
Finished Floor Area Bsmt:	Bsmt Height:		
Total Finished Floor Area:	Restricted Age:		
	# Pets / Cats; Dogs:		
Unfinished Floor Area:	# or % Rentals:		
Grand Total Floor Area:			

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

End Unit! Best location in the complex. Lovely 1 bedroom and den flat style townhome with peaceful garden setting. Nice open floor plan, secure underground parking, walk in from the garden courtyard. Granite countertops, stainless appliances and more. Come view today!



#28 13239 Old Yale Road

ONE LEVEL TOWNHOME!

End Unit! Best location in the complex. Lovely 1 bedroom and den one level style townhome with peaceful garden setting. Nice open floor plan, secure underground parking, walk in from the garden courtyard. Granite countertops, stainless appliances and more. Come view today!



Age	2009
Style	Townhome
Bedrooms	1
Bathrooms	1
Size (sqft)	720
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



- The FUSE complex
- Open floor plan
- Rentals allowed.
- Pets allowed with restrictions.
- Walking distance to Central City Mall, T&T Supermarket SFU University, library, elementary and high schools, banks, restaurants, medical, Holland Park, and more
- Easy walk to skytrain station/bus loop – commute to downtown Vancouver
- Close to Surrey Memorial Hospital



Schools in the Area

Elementary
K - 7 Old Yale Road Elementary

Secondary
8 - 12 Kwantlen Park Secondary

Map

