

604-574-0161

#### NO SUBSTITUTE FOR HARD WORK

katronisrealestate.com

North Surrey, W	•			MLS#	F1415468				Residential Attache
<b># 28 13239</b> (	OLD YALE R	D, V3T 3	C5						Active
8		ML	List Price:	\$209,000	Previous Price	:			
	0		Subdiv/Complex Frontage:	0.00	Approx Yr Blt:	20		ID:	027-783-545
			Depth/Size: Lot SqFt:	0	Age at List Da	to. <b>-</b>		ype: oning:	Townhouse MF
			Exposure:	U	Bedrooms:	ւе. <b>5</b>		axes:	\$1,123 (2013)
•			Stories in Bldg:		Bathrooms:	1		New GST/HST Incl:	. , . ,
			Flood Plain:		Full Baths:	1		ax Incl Utilities:	No
1			Meas. Type:		Half Baths:	ō		pprvl Reqd:	
			Fixtures Lsd:	N					
			Fixt Removed:	N					
	X		View:	N					
tyle of Home:	1 Storey		•		Total Parking:	1		Covered Parking:	1
onstruction:	Frame - Wood				-	Side			
oundation:	Concrete Per	imeter			Parking Facilities:	Garag	e; Underg	round	
xterior:	Brick, Mixed		D /I Dk						
ain Screen:	Annhalt		R/I Plumbing:		D' D . !!' T			D: 1 1 C 1 1/D	
ype of Roof: enovations:	Asphalt		Reno Year:		Dist to Public Trans: Units in Development:			Dist to School/Bus Total Units in Stra	
looring:	Hardwood, W	all/Wall/M			Locker:			TOTAL OHITS III ST.	ld:
Vater Supply:	City/Municipa		.xcu		Possession:				
leat/Fuel:	Baseboard, E					Freeho	old Strata	1	
lo. of Fireplaces:	1		R/I Fireplaces:		Seller's Interest:	Regist	ered Owr	ner	
ireplace Fuel:	Electric				Mortgage Info:	<b>\$0</b>			
outdoor Area:	Patio(s)								
Ingmt Co:					Property Disclosure:				
•			Maint Fee:	¢156 10		Y No Res	strictions		
Ingmt Ph:	Gardening, G	arbage Picl	Maint Fee:	\$156.10 nt		-	strictions		
Ingmt Ph:  Maint Charge Incl: egal:  menities: eatures Incl:	PLANBCS327 In Suite Laun Clothes Wash	71 LOT50 E dry, Bike R er/Dryer/F	kup, Manageme BLK5N LD36 SE Room, Club Hous ridge/Stove/DV	nt C27 RG2V se W, Disposa		No Res	ON FORI		
Ingmt Ph:	PLANBCS327 In Suite Laun Clothes Wash Recreation N	71 LOT50 E dry, Bike R er/Dryer/F	kup, Manageme SLK5N LD36 SE Room, Club Hous Fridge/Stove/DV pping Nearby, C	nt C27 RG2W se W, Disposa entral Loc	Bylaw Restrictions:  V STRATA LOT AS SH  I - Waste, Drapes/Wi	No Res	ON FORI		Dimensions
Ingmt Ph: Inimate Phick Indiget Phick Indige	PLANBCS327 In Suite Laun Clothes Wash Recreation No	71 LOT50 E dry, Bike R er/Dryer/F earby, Sho	Kup, Manageme  BLK5N LD36 SE  toom, Club House  ridge/Stove/DN  pping Nearby, Coss  Floor  19  11	nt C27 RG2V se W, Disposa	Bylaw Restrictions:  V STRATA LOT AS SH I - Waste, Drapes/Wi ation, Gated Complex	No Res	ON FOR!	5	Dimensions
Ingmt Ph: Inaint Charge Incl: Inaint Charge Incl: Inaint Charge Incl: Indicate In	PLANBCS327 In Suite Laun Clothes Wash Recreation No g Room len len g ler Bedroom	71 LOT50 Eddry, Bike Rer/Dryer/Fearby, Shop  Dimensior 17'2 X 14'9'11 X 7' 8'5 X 7 14'4 X 9	Kup, Manageme  SLK5N LD36 SE  Coom, Club Houseridge/Stove/DN  pping Nearby, Cook  19  11  11  Total # Rooms:	C27 RG2V se N, Disposa sentral Loc Type	Bylaw Restrictions:  V STRATA LOT AS SH I - Waste, Drapes/Wi ation, Gated Complex	HOWN indow in a second	ON FORE	Туре	
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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

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nio@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











