



Presented by:  
**Donald Hepburn**  
 HomeLife Benchmark Rlty (Clov)  
 Phone: 604-880-2730

[dhepburn@homelifebc.com](mailto:dhepburn@homelifebc.com)



Welcome To  
**#60 7250 144 Street, Surrey**

**Active**  
**R2046278**  
 Board: F  
 Townhouse

**60 7250 144 STREET**  
 Surrey  
 East Newton  
 V3W 1L7

Residential Attached  
**\$389,900** (LP)  
 (SP) **M**



Sold Date:  
 Meas. Type:  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain:  
 Approval Req?:  
 Exposure: **South**  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **Davin Management**  
 Mgmt. Co's Phone: **604-594-5643**  
 View: **Yes: mountain view from 2 bedrooms**  
 Complex / Subdiv: **Chimney Ridge**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **3**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 Maint. Fee: **\$200.06**

Original Price: **\$389,900**  
 Approx. Year Built: **2001**  
 Age: **15**  
 Zoning: **MF**  
 Gross Taxes: **\$2,054.48**  
 For Tax Year: **2015**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **025-003-372**  
 Tour:

Style of Home: **2 Storey, 3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Grge/Double Tandem, Open**  
 Locker:  
 Dist. to Public Transit: **1 block**  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Dist. to School Bus: **1 block**  
 Total Units in Strata:

Maint Fee Inc: **Gardening, Management, Recreation Facility, Snow removal, Water**  
 Legal: **PL LMS4007 LT60 LD36 SEC22 TWP2**

Amenities: **Garden, Recreation Center**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 10'10"			x			x
Main	Dining Room	11'3 x 8'			x			x
Main	Living Room	11' x 17'6"			x			x
Main	Flex Room	12'3 x 11'			x			x
Above	Master Bedroom	12' x 11'			x			x
Above	Bedroom	11' x 9'			x			x
Above	Bedroom	10'6 x 8'6"			x			x
Below	Foyer	3' x 8'			x			x
					x			x
					x			x

Finished Floor (Main):	700	# of Rooms:8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below):	780	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,480 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	1,480 sq. ft.	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>None</b>			7				
					8				

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

**Chimney Ridge townhome. Wonderful 3 bedroom, 2 bathroom home. Beautifully maintained & clean. Spacious main floor living featuring Gorgeous Maple Shaker kitchen w/sit up bar & dining area, a good size Flex room (family room/den) big living area with gas fireplace and entry out onto covered deck overlooking greenspace. The upper floor offers 3 bedrooms & 2 bathrooms. Spacious master bedroom w/walk through closets to ensuite. Mountain view from back 2 bedrooms. Beautifully finished with laminate floors & Coffered ceilings. Newer paint & Brand new Hot water tank. Sec.system & R/I for 3rd bathroom. Tandem garage w/access to private backyard, Driveway pad & a 4th parking location@ \$45/mth. Walk to school, bus & shopping. Shows well!**



**Don Hepburn**

**604-574-0161**



This communication is not intended to cause or induce breach of an existing agency agreement.



**#60 7250 144 St, Surrey**

Chimney Ridge townhome. Wonderful 3 bedroom, 2 bathroom home. Beautifully maintained & clean. Spacious main floor living featuring Gorgeous Maple Shaker kitchen w/sit up bar & dining area , a good size Flex room (family room/den) big living area with gas fireplace and entry out onto covered deck overlooking greenspace. The upper floor offers 3 bedrooms & 2 bathrooms. Spacious master bedroom w/walk through closets to ensuite. Mountain view from back 2 bedrooms. Beautifully finished with laminate floors & Coffered ceilings . Newer paint & Brand new Hot water tank. Sec.system &R/I for 3rd bathroom. Tandem garage w/access to private backyard,Driveway pad & a 4th parking location@\$45/mth. Walk to school, bus & shopping. Shows well!



Lot	Strata
Maintenance Fee	\$200/mo
Size	1,480 ft. <sup>2</sup>
Year Built	2001
Style	3 Storey
Bedrooms	3
Bathrooms	2
Type	Townhouse

For more photos and a virtual tour, please visit: [www.seevirtual360.com/XXXXX](http://www.seevirtual360.com/XXXXX)



Don Hepburn 604-574-0161 HomeLife Benchmark Realty Cloverdale #103 5830 176A St, Surrey BC V3S 4H5