



145-14154 103 AVENUE

2 BED | 3 BATH | 1538 SQ. FT.

This generously sized 2 bedroom townhouse is what you've been waiting for. Located in the well kept Tiffany Springs, the 1538sf makes this feel like home. Main floor provides a large living room, dining area, kitchen, powder room as well as access to the attached garage and peaceful patio. Upstairs features 2 bedrooms, each with their own ensuite and private balcony space. This unit comes with a second stall for parking and the gated complex provides for ample visitors parking as well as access to a large amenity room for big family events and birthday parties.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

Lena Shaw Elementary

High School

Guildford Park Secondary

WALK SCORE: 75

BIKE SCORE: 75

TRANSIT SCORE: 65

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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



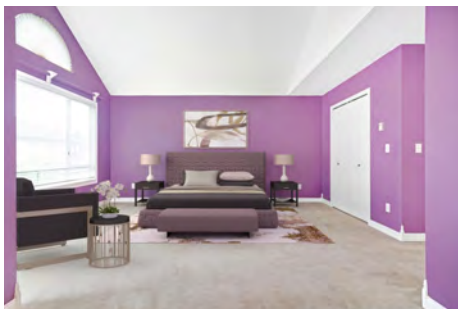
SARAH HOPKINS



EMMA HAMEL

145-14154 103 AVENUE

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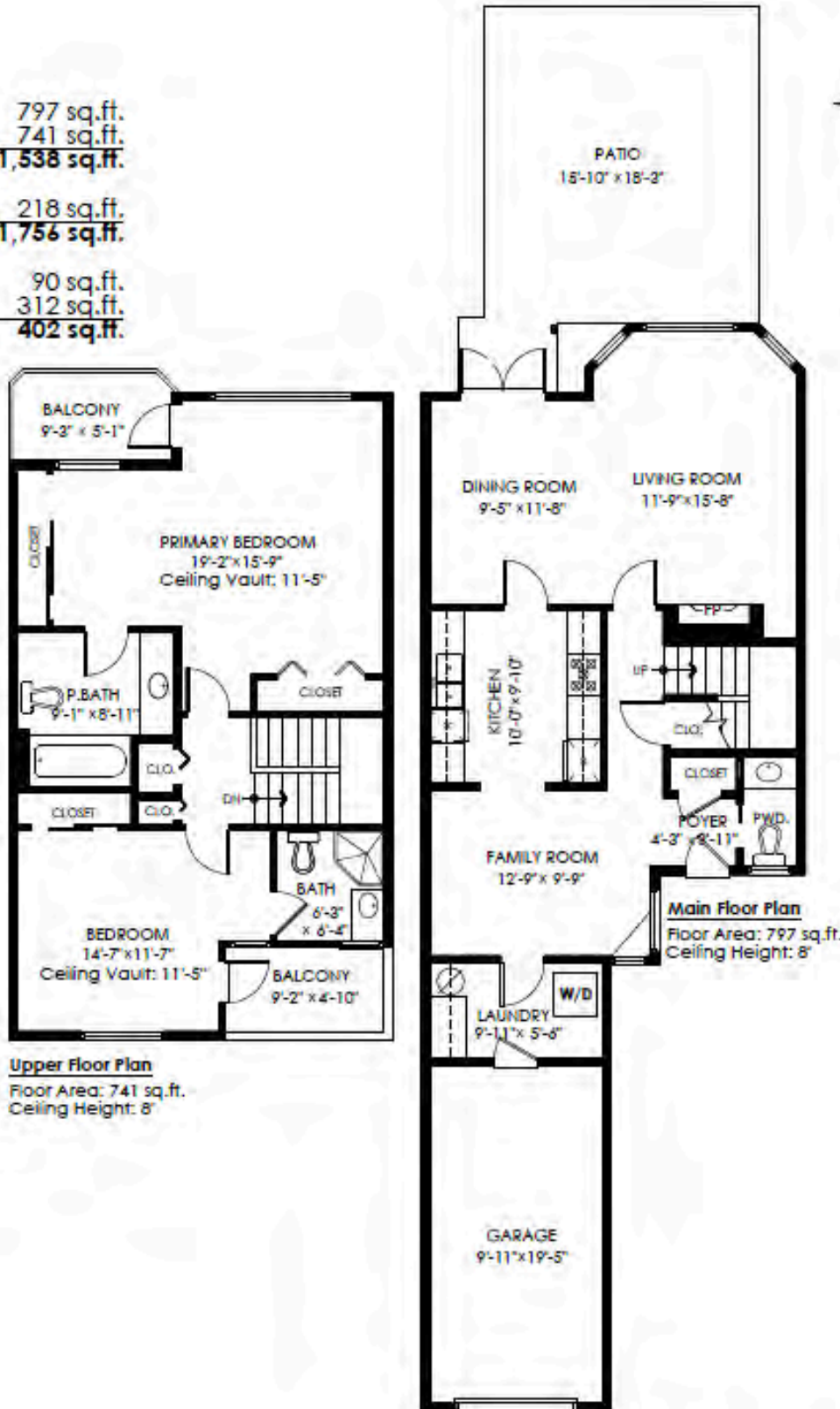


View additional photos & 3D tour at www.KeithRoy.com

Main Floor: 797 sq.ft.
Upper Floor: 741 sq.ft.
Total Livable: 1,538 sq.ft.

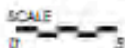
Garage: 218 sq.ft.
Grand Total: 1,756 sq.ft.

Balconies: 90 sq.ft.
Patio: 312 sq.ft.
Total Extras: 402 sq.ft.



Upper Floor Plan
Floor Area: 741 sq.ft.
Ceiling Height: 8'

Main Floor Plan
Floor Area: 797 sq.ft.
Ceiling Height: 8'



MEASURED ON: (2024-06-29)

info@pixtworks.com www.pixtworks.com 604.329.5788



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Presented by:
Keith Roy PREC*

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Active
R2901121

Board: F
Townhouse

145 14154 103 AVENUE

North Surrey
Whalley
V3T 4Z6

Residential Attached

\$749,000 (LP)

(SP)



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$749,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1990**
Frontage(feet): _____ Bathrooms: **3** Age: **34**
Frontage(metres): _____ Full Baths: **2** Zoning: **MR**
Depth / Size (ft.): _____ Half Baths: **1** Gross Taxes: **\$2,553.98**
Sq. Footage: **0.00** P.I.D.: **016-447-301** For Tax Year: **2023**
Flood Plain: _____ View: **No** Tax Inc. Utilities?: **No**
Tour: **Virtual Tour URL**
Complex / Subdiv: **TIFFANY SPRINGS**
First Nation _____
Services Connctd: **Community, Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations: _____
of Fireplaces: **1** R.I. Fireplaces: _____
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year: _____
Rain Screen: _____
Metered Water: _____
R.I. Plumbing: _____

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 25, PLAN NWS2927, SECTION 25, RANGE 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **CithWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **797**
Finished Floor (Above): **741**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,538 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,538 sq. ft.**

Units in Development: **49**
Exposure: _____
Mgmt. Co's Name: **BRADSHAW STRATA MANAGEMENT**
Maint Fee: **\$405.51**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: **49** Locker: **No**
Stores in Building: **2**
Mgmt. Co's #: **604-576-2424**
Council/Park Apprv?: _____

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: _____ # of Levels: **2**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
Restricted Age: _____ # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: _____
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'3 x 3'11			x	1	Main	2	No
Main	Family Room	12'9 x 9'9			x	2	Above	4	Yes
Main	Kitchen	10' x 9'10			x	3	Above	3	Yes
Main	Dining Room	9'5 x 11'8			x	4			
Main	Living Room	11'9 x 15'8			x	5			
Main	Laundry	9'11 x 5'6			x	6			
Above	Primary Bedroom	19'2 x 11'5			x	7			
Above	Bedroom	14'7 x 11'7			x	8			

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