



Living room/Dining room combo



Eating area opens up to private balcony, great for BBQ's

#1 2865 273rd Street, Aldergrove

\$399,900

4 4 1 1 Dog or 1 Cat



END UNIT offers plenty of natural light with bonus windows



Living room offers cozy electric fireplace



Ample storage space in this well designed kitchen



Single garage and 1 parking spot on driveway



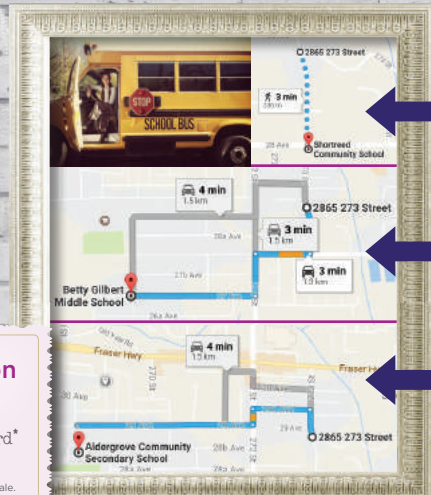
Guests can park right at your front door with unlimited street parking



Call Jodi for more information
604-833-JODI (5634)

Top 1% Fraser Valley Real Estate Board*

* 0.7-1.7% 2008-2016 not intended to solicit homes already listed for sale.



- 3 MINUTE WALK**
K-5 Shortreed Community Elementary School
27330 28 Ave, Aldergrove
- 4 MINUTE DRIVE**
6-8 Betty Gilbert Middle School
26845 27 Ave, Aldergrove
- 2 MINUTE DRIVE**
9-12 Aldergrove Community Secondary School
26850 29 Ave, Aldergrove

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RE/MAX
Aldergrove

#worksmartplayhardbekind









LOCAL SCHOOLS



Elementary K-5 Shortreed Community ELEMENTARY School, 27330 28 Ave
 Middle K-5 Shortreed Community ELEMENTARY School, 27330 28 Ave
 French Immersion Belmont Elementary French Immersion 20390 40th Ave
 High School 9-12 Aldergrove Community Secondary School, 26850 29 Ave



MAIN COMPONENTS

Walkscore 73
 Close to all amenities _____
 Wiring Copper
 Plumbing Copper
 Gas shut off n/a
 Water shut off _____
 Under Stair well _____
 Windows DGV
 Attic Location light/ladder
 In Master Bedroom closet _____
 Crawl space light/ladder
n/a
 Alarm owned or leased
 Owned - Not monitored _____
 Age of home 9 years
 Roof age Original
 Roof type Asphalt
 Heating Electric
 Age hot water tank _____
 Latent defect No
 Fireplace # One
Electric
 Fireplace serviced n/a
 Accessories/roughed in _____
 Appliances _____
 Kitchen appliances are _____
Stainless Steel Whirlpool

STRATA

storage locker # n/a
 Pet restrictions Pet restrictions
1 pet okay any size
 Rental restrictions None
 Age restriction n/a
 Contingency _____
 Depreciation report Yes
 Any assessments - _____
 # units in complex 18
 Mailbox # - _____
 Parking stall # Garage



ROOM DIMENSIONS

MAIN:
 LIVING ROOM 12' X 10'10
 DINING ROOM 12' X 8' X 10
 KITCHEN 10'10 X 11'6
 NOOK 6'10 X 6'11
 ABOVE:
 MASTER BEDROOM 11' X 11'9
 BEDROOM 8'9 X 9'1
 BEDROOM 8'9 X 9'1
 BELOW:
 BEDROOM 11' X 10'
 UNDER STAIRS
 STORAGE: 2'11 X 5'

SQUARE FOOTAGE


Total 1,611 sq.
 Main floor 613 sq.
 Above 636 sq.
 Basement n/a
 Other _____
 Bathrooms Main: 2 pieces
Above: 4 pieces
Above: 3 pieces Ensuite
Below: 3 pieces

PARKING

GARAGE:
 Door Height 6'7
 Size 19'7 Deep
 Driveway 15'5
 Parking 1 car covered Garage
 Gated n/a
 Extra parking 2 beside unit
 RV _____
 Other Ample street parking

OTHER

View No
water / greenbelt / protected
 BI/RI vacuum RI
 BI/RI security BI
 Other Roughed wiring for
Guarburator

Gross Taxes	\$2,583.82	Tax Assessment	\$386,000.00	 FINANCIAL
Avg. Electric/Mo.	173.00	Avg. Gas/Mo.	n/a	
Home Insurance Provider	Coast Capital	Cost per Year	\$500 approx	
Cash to Close	*\$ 28,993.00			
*Down Payment	\$ 19,995.00	**Mortgage PMT	\$ 1,787.68	Combined Income to Qualify:
*Property Purchase Tax	\$ 5,998.00	**Net Taxes	\$ 170.00/mo Pr Mo	
*Closing Costs	\$ 3,000.00	Total/Month	**\$ 1,957.68	
*Maintenance Fees	\$ \$271.73	i% 2.59	and term 5yr, 25 yr Amo	\$ 82,123.00

PERSONAL

Why are the owners selling?
Moving to parents home
 Years Resided? 9 yrs
 Original Purchase Price?
\$336,000.00
 Neighbors _____
Neighbors are family with
teen aged children.

EMMY LANE...This is the one you have been waiting for! Smart design with a full bath and bedroom downstairs, perfect for a teen or student or home office. This END UNIT is bright with a main floor living room/dining room combo with a cozy electric fireplace. The kitchen/eating area offers granite counters, stainless steel appliances and ample storage. Upstairs you'll find 3 bedrooms, laundry and 2 full baths including an en suite. All this plus street parking right at your door, single garage and an extra parking pad, large open common area to use right beside your unit while you R & R in your yard, mature cedars and picket fences. This 9 year old building is located in a small family friendly complex of only 18 town homes. 1 pet OK any size.



BUS

Closest Bus stop 0.2KM
away.
21 Alsdergrove
Connector
503 Aldergrove/Surrey
connector



*The information provided while deemed to be correct, is not guaranteed. Please check all information prior to subject removal.