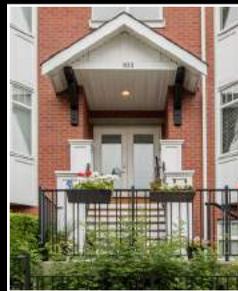


#103

19551
66th Avenue, Surrey



MANHATTAN SKYE



PRESENTED BY JODIANDTHEVIPTEAM.COM

MANHATTAN SKYE TOWNHOME

Updated Stainless steel appliances, granite counters, powder room on the main and electric fireplace. Centrally located in the heart of Clayton with all of your shopping and recreation needs minutes away. This complex features a separate clubhouse perfect for entertaining and hosting family events. Complex backs onto beautiful Green Belt and Park ideal for the kids and dog walking.





PROPERTY OVERVIEW

Price:	\$499,900.00
Strata Fee:	\$327.18
Style:	3 Storey
Total units in Complex:	119
Complex Name:	Manhattan Skye
Strata Management:	Bayside Property Services
Complex Amenities:	Clubhouse, Exercise Room and Library
Special features:	Ethernet, cable and phone jacks in all rooms and kitchen nook. Task lighting for kitchen counters and Garburator.
Year Built:	2007
Total Square Feet:	1,238 sq. ft.
Main Square Footage:	606 sq. ft.
Above Square Footage:	632 sq. ft.
Storage unit:	No
Parking:	Garage/Double Tandem 40" L x 10'2 W. 6'10 High Door.
Visitor parking:	In Complex. Handicap Parking Available Near Clubhouse.
Size of Patio or Deck:	7' x 6'
Exposure:	South
Greenbelt:	3 Doors to the West
View:	Mt. Baker from Bedrooms
Who Cuts the Grass:	Strata
Pet Restrictions:	2 Pets - Cats & Dogs No Height Restriction
Rental Restrictions:	Rentals allowed with Restriction 20 Limit ; Rented 14
RV Parking:	No
Ceiling Height:	9'
Fireplaces:	1 - Electric
Roof type:	Asphalt
Roof Age:	Original Roofing; The Attic Ventilations and Ducting Upgrade in 2016
Framing:	Wood Frame
Appliances:	All Stainless Steel: Maytag Fridge w/Water & Ice, Kitchen Aid Dishwasher & 5-Burner Gas Stove, Whirlpool Built-In Microwave, LG Front-Loading Washer & Dryer
Windows:	Double-Glazed Vinyl
Wiring:	Copper
Plumbing:	Pex
Hot Water:	Original Hot Water Tank Located in Garage
Water Shut Off:	Along Closet Wall by Hot Water Tank Located in Garage
Water Supply:	Municipal/City
Gas Shut Off:	Top Right Switch by Furnace, and at Meter
Furnace:	Forced Air Gas Furnace - in Garage
Fuel and Heating:	Gas Forced Air and Electric Baseboards in Bedrooms
Furnace Serviced:	No
Attic Location:	Upper Floor in Master Bedroom Closet Area
Garbage Day:	Private Company - Friday
Mail Delivery:	Clubhouse near the entrance of the complex - Box #103
Gross Taxes:	\$1,630.65 (2017)
Tax Assessment:	\$468,000.00
Contingency Fund:	\$ 264,914.59 April 30th, 2018
Depreciation Report:	Yes, July 18, 2017
Electric:	\$100.00 - \$132.00 Avg Per Month
Gas:	\$15.00 - \$50.00 Avg Per Month
Zoning:	RM 30
Owners Resided:	2 Years (2016)





BRIGHT AND WELCOMING KITCHEN







ROOM DIMENSIONS

MAIN:

Kitchen:	12'4	x	10'0
Living Room:	12'9	x	11'9
Dining Room:	11'9	x	7'7
Nook:	8'3	x	6'7

UPPER FLOOR:

Master Bedroom:	12'0	x	10'0
Bedroom:	9'9	x	8'8
Bedroom:	9'9	x	8'8

BATHROOMS:

Main:	2 pieces
Above:	4 pieces Ensuite
	Main Bath 4 pieces

SCHOOLS

Elementary:	Katzie Elementary 6887 194a Street, Surrey 3 Min Drive 900 m
Secondary:	Clayton Heights Secondary, 7003 188 Street, Surrey 6 Min Drive 2.4 km
French Immersion:	Martha Currie Elementary K-7 5811 184 Street, Surrey 7 Min Drive 4.2 km

PRIVATE SCHOOLS

Diamond School Elementary and Relevant High School K-12
18620 56 Avenue, Surrey | 7 Min Drive 4.2 km

BUS/SKYTRAIN

- Bus C70 to Willowbrook shopping Mall Bus Stop #61542
Walk North bound along 194th Street on the far side of 66th Avenue.
- Bus 502 to King George Skytrain Expo Line Bus Stop #57139 Walk West bound Fraser Hwy Facing South on 194th Street.



NEIGHBOURHOOD

#102 - Single lady

#104 - A young couple with 2 boys (7 Months & 2 years old)

Both are owners.

NEARBY AMENITIES

GROCERY STORE/FLEA MARKET

- Heritage Meats Ltd
19689 Willowbrook Drive, Langley | 3 Min Drive 1.1 km
- Willowbrook Produce Ltd
6343 198 Street, Langley | 3 Min Drive 1.1 km
- Real Canadian Superstore
19851 Willowbrook Drive, Langley | 4 Min Drive 1.3 km
- Safeway Willowbrook
6153 200 Street, Langley | 4 Min Drive 1.9 km
- M&M Food Market
6175-200 Street, Bldg D, Langley | 6 Min Drive 1.8 km
- Save-On-Foods
18710 Fraser Hwy, Surrey | 5 Min Drive 2.4 km
- Save-On-Foods
20151 Fraser Hwy, Langley | 5 Min Drive 4.0 km
- Walmart Langley Super-Centre
20202 66 Avenue, Langley | 4 Min Drive 2.2 km
- The Cloverdale Flea Market
17905 62 Ave #17607, Surrey | 9 Min Drive 6.3 km

LOCAL RESTAURANTS AND COFFEE SHOPS

- Haru Japanese Restaurant
19390 68th Avenue, Suite 102, Surrey | 2 Min Drive 600 m
- Denny's
19777 Willowbrook Drive, Langley | 3 Min Drive 1.2 km
- An Indian Affair
#146 -19653 Willowbrook Drive, Langley | 2 Min Drive 1.0 km
- Tim Hortons
19171 Fraser Hwy, Surrey | 4 Min Drive 2.3 km
- Starbucks
#221-19705 Fraser Hwy, Langley | 4 Min Drive 1.4 km

ENTERTAINMENT

- B.C. Vintage Truck Museum
6022 176 Street, Surrey | 9 Min Drive 5.5 km
- Surrey Museum
17710 56a Ave, Surrey | 10 Min Drive 6.1 km
- Cineplex Cinemas Langley
20090 91a Ave, Langley | 12 Min Drive 6.3 km

DEPARTMENT STORES

- Willowbrook Shopping Centre
19705 Fraser Hwy, Langley | 4 Min Walk
- The Home Depot
6550 200 Street, Langley | 4 Min Drive 1.8 km

PARKS/RECREATION/LIBRARY

- Greenbelt 3 Doors to the West
7017 195A Surrey | 1 Min Walk .7 km
- Katzie Park, 19373 68 Avenue, Surrey | 2 Min Drive 700 m
- Starr Park 19333 66th Avenue, Surrey | 2 Min Drive 500 m
Offers a .9 hectare (2.2 acre) neighbourhood park in East Clayton. The park offers fantastic views of Mt. Baker, with lots of open green space ideal for an afternoon picnic. You'll also find a playground, with lots of seating.
- Hartnell Park, 7065 195 Street, Surrey | 3 Min Drive 1.1 km
A small neighbourhood park in East Clayton between 194B Street and 195 Street. You'll find around 0.45 hectares (1 acre) of open green space, ideal for a game of bocce, frisbee or an afternoon picnic.
- Shannon Park, 7312 192a Street, Surrey | 4 Min Drive 2.3 km
A small neighbourhood park in East Clayton. With an area of approximately 0.75 hectares (1.8 acres), you'll find lots of open green space, seating and a playground for the kids.

- Clayton Dog Off-Leash Park, 7011 188 St, Surrey | 5 Min Drive 2.3 km - The park features a total enclosed area of 1.25 hectares (3 acres), making it one of the largest off-leash areas in the City. The enclosed areas feature grass fields, forest and bushes, as well as paved perimeter paths. Benches and a Water fountain for the dogs.
- Langley City Park, 20577-20605 48 Avenue, Langley | 12 Min Drive 5.8 km - Offers large lighted sports fields. Park is attached to the Al Anderson Memorial Park which offers a baseball diamond, football field, lacrosse box, outdoor pool, playground, water park, soccer field & a sheltered picnic area.

EQUESTRIAN CENTERS

- A & T Equestrian Center,
4615 190 Street, Surrey | 10 Min Drive 5.7 km
- Hazelmere Equestrian Center
215 184 Street, Surrey | 20 Min Drive 15.4 km

GOLF COURSES

- Golf Square - Virtual Golf and Restaurant,
20121 Willowbrook Drive, Langley | 5 Min Drive 2.4 km
- Clayton Hills Golf Course
5640 188 Street, Surrey | 6 Min Drive 3.8 km
- Surrey Golf Club, 7700 168 Street, Surrey | 10 Min Drive 7.8 km
- Newlands Golf and Country Club
21025 48 Avenue, Langley | 13 Min Drive 6.9 km
- Northview Golf & Country Club
6857 168 Street, Surrey | 13 Min Drive 7.9 km

WINERY

- Vinoscenti Vineyards
15560 Colebrook Rd, Surrey | 15 Min Drive 10.9 km

AIRPORT/US BORDER/FERRY

- Tsawwassen Ferry Terminal, Delta | 43 Min Drive 45.4 km
- Vancouver International Airport
3211 Grant McConachie Way, Richmond | 47 min Drive 50.5 km
- Langley Regional Airport
5385 216 Street, Langley | 12 Min Drive 6.5 km
- Peace Arch Point of Entry - U.S. Customs 123 2nd Street,
Blaine, Washington | 38 Min Drive 20.2 km



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