



Elegant Laminate Floors



Master Bedroom with Ensuite

2303 10620 150th Avenue, Guildford  
 \$279,900.00

2 1.5 1 open 1 Currently at Max



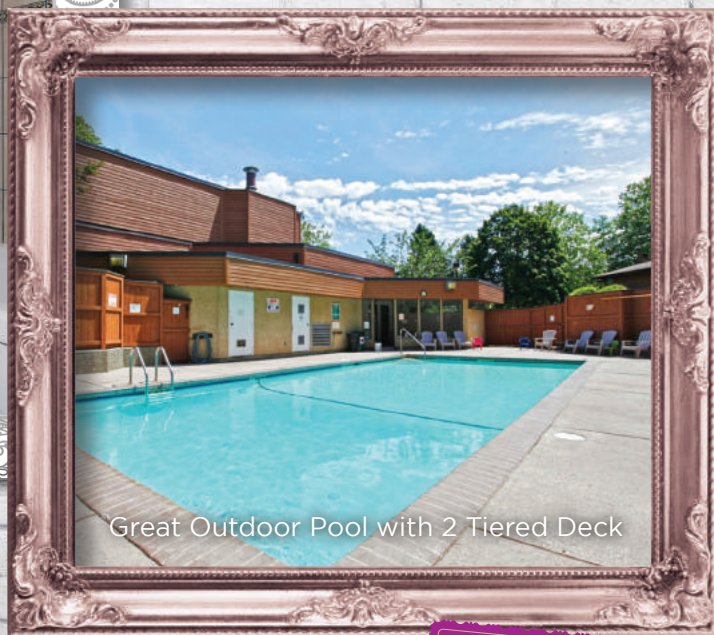
Cozy Gas Fireplace and South Facing Deck



Main Bathroom with New Vanity, Taps and Lights



Remodelled White Kitchen with Dishwasher



Great Outdoor Pool with 2 Tiered Deck



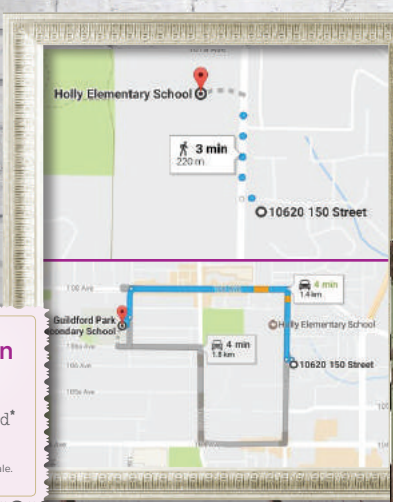
Newer Roof and Gutters in 2010



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  
 Holly Elementary School  
 10719 - 150 Street, Surrey

4 MINUTE DRIVE  
 Guildford Park Secondary  
 10707 - 146 Street, Surrey



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### LOCAL SCHOOLS

Elementary Holly Elementary K-7  
Middle \_\_\_\_\_  
High School Guildford Park Secondary 8-12



### MAIN COMPONENTS

Walkscore 75 "Very Walkable"  
1 block to Guildford Mall. All types of shops & services nearby.  
Wiring Copper  
Plumbing Copper  
Gas shut off N/A  
 Water shut off Above Water Heater  
Windows DbI-Glazed Metal  
Attic Location light/ladder  
Storage Room \_\_\_\_\_  
Crawl space light/ladder  
N/A  
 Alarm owned or leased  
No Alarm.  
 Age of home 37  
Roof age 11  
Roof type Asphalt  
 Heating Elec. Baseboard  
Age hot water tank 13  
Latent defect Unknown  
 Fireplace # 1  
Fireplace serviced Wood  
Accessories/roughed in No  
 Appliances \_\_\_\_\_  
White Frigidaire

### STRATA

storage locker # N/A  
 Pet restrictions 1 cat or dog (18" max height)  
Rental restrictions 15 max  
Age restriction No  
Contingency \$121k Jan 1 '17  
Depreciation report Yes  
Any assessments No  
# units in complex 336  
 Mailbox # In Door  
Parking stall # A120  
Builder Unkown  
Maintenance fees \$236.19  
BBQ's ok Gas, Electric only.  
Amenities outdoor pool, hot tub, racquetball court.



### ROOM DIMENSIONS

Kitchen: 8' x 7'6"  
Dining Room: 7'11 x 9'11"  
Living Room: 16'2 x 12'9"  
MBdrm: 13'9 x 10'5"  
Bedroom: 13'6 x 9'11"  
Storage Room: 6'1 x 4'  
Deck 11'10 x 5'8"

### SQUARE FOOTAGE

Total 1,013  
Main floor 1,013  
Above N/A  
Basement N/A  
Other N/A  
Bathrooms 2 pc ensuite, 4 pc main.

### PARKING

GARAGE: Door Height N/A  
Size N/A  
Driveway N/A  
Parking 1 spot - A120  
Gated No  
Extra parking Wait list.  
RV Yes, if available  
Other \_\_\_\_\_

### OTHER

View No  
water / greenbelt / protected BI/RI vacuum No  
BI/RI security No  
Other Fully renovated in 2017. New flooring, countertops, light fixtures, cupboard doors, backsplash, paint & more.

Gross Taxes	\$1,222.89	Tax Assessment	\$220,800	<b>FINANCIAL</b>
Avg. Electric/Mo.	\$118	Avg. Gas/Mo.	N/A	
Home Insurance Provider	_____	Cost per Year	Est. \$25/mo	
Cash to Close	*\$ 20,593			
*Down Payment	\$ 13,995	**Mortgage PMT	\$ 1,258	Combined Income to Qualify:
*Property Purchase Tax	\$ 3,598	**Net Taxes	\$ 55 (pr res)	
*Closing Costs	\$ 3,000	Total/Month	**\$ 1,549 incl 236 Mnt	
*Maintenance Fees	\$ 236.19	i% 2.64	and term 5 yr T, 25 Am	\$ 57,600 OAC

### PERSONAL

Why are the owners selling? It was a rental.  
Years Resided? Rental.  
Original Purchase Price? \$145,000  
Neighbors: \_\_\_\_\_  
Families with kids on either side. \_\_\_\_\_

Beautifully renovated TOP floor suite in Lincoln's Gate. Spacious & bright 2 bedroom, 2 bath 1 level TOWNHOUSE with low Maintenance, laminate floors, warm decor, fresh paint including the ceilings, modern bathroom vanities, bright white kitchen with new counters & new hardware, gas fireplace, updated lighting & new carpeting. South facing deck off the living room, spacious closets, laundry room & in suite storage room. 1 pet OK max height 18". Two off leash parks nearby at Tyne-head Regional Park & Freedom Park. Walk to Guildford mall, movie theaters, library & easy access to the Gateway Sky train & a bus stop right out front. Newer roof & gutters in 2010. Enjoy the amenities such as racquetball court, hot tub, sauna, outdoor pool with 2 levels of poolside areas and lockers.



### BUS

1 block from Guildford bus exchanges with approximately 8 buses.



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