

41-18839 69 Ave, Surrey | Highlights

Home Details

1613 square feet

3 bedrooms / 2 bathrooms + Office/Den

Taxes \$2936 (for 2024)

Monthly strata fee: \$353.18

Includes

- Gardening
- Management
- Water/Sewer
- Garbage Pickup

Standout Features

Updated kitchen with granite countertops and additional custom cabinetry for extra storage or a spot for homework/workspace.

Pets

2 cats, or 2 dogs, or 1 cat and 1 dog

Recent Strata Items

As of November/December 2024:

All fencing and gates have been replaced. Cost divided between CRF and special levy.

Pest control hired for investigation re mice getting into attics.

Strata Highlights

CRF: \$373,552

Insurance - Cost of the deductibles include:

All perils: \$10,000 | Water Damage/Sewer Back up \$25,000 | Flood Damage \$25k
Earthquake Damage 15% (Minimum deductible \$250,000)

Neighbourhood Highlights



Situated in the heart of Clayton, Starpoint is within walking distance to schools, parks, shopping centers, and public transit making it a desirable choice for families and individuals seeking a well-connected neighborhood in Surrey.

School Catchment

Clayton Heights Secondary
Hazelgrove Elementary

Why the sellers LOVE this property

Location, Location, Location!

Starpoint is known for its spacious, thoughtfully designed layouts—perfect for growing families or those who simply appreciate a little extra elbow room. The neighbourhood has a real sense of community, with friendly neighbours, safe streets, and everything you need just a short walk away.

Whether it's grabbing coffee, walking the dog, or getting the kids to school, everything feels easy and close.

It's the kind of place where you can put down roots and feel connected.

Information dated May 2025

Buyers/Buyer's Agent is responsible to verify this information through review of strata documents