



Presented by:
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Active
R2968828
 Board: F
 Apartment/Condo

416 10180 153 STREET

North Surrey
 Guildford
 V3R 0B5

Residential Attached

\$850,000 (LP)
 (SP)



Sold Date:	If new,GST/HST inc?: Yes	Original Price: \$850,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 2	Age: 18
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,704.15
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 026-982-463	Tax Inc. Utilities?:
View: Yes : North Shore Mountain Views		Tour:
Complex / Subdiv: CHARLTON PARK		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Penthouse**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 Rain Screen: **Full**
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **1** Dist. to School Bus: **3**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Tile, Vinyl/Linoleum**

Legal: **STRATA LOT 326, BLOCK 5N, PLAN BCS1816, SECTION 28, RANGE 1W, 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 V**

Amenities: **Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Outdoor, Recreation Center, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Vaulted Ceiling, Wine Cooler**

Finished Floor (Main): 1,250	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell	Mgmt. Co's #: 604-821-2999	
Finished Floor (Below): 0	Maint Fee: \$549.66	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,250 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,250 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'6 x 5'0			x	1	Main	4	No
Main	Living Room	14'6 x 12'7			x	2	Main	4	Yes
Main	Dining Room	9'1 x 9'0			x	3			
Main	Kitchen	9'11 x 9'11			x	4			
Main	Primary Bedroom	13'6 x 11'10			x	5			
Main	Bedroom	10'3 x 9'0			x	6			
Main	Bedroom	8'6 x 8'6			x	7			
Main	Den	10'0 x 7'8			x	8			

Listing Broker(s): **Macdonald Realty**

This stunning 3-bedroom + den corner unit boasts 14 ft vaulted ceilings and breathtaking mountain views. Recently fully renovated with all-new appliances, it offers two spacious decks perfect for relaxing. Enjoy the convenience of two side-by-side parking spots and additional storage. Located just a short walk from shopping, transit, and amenities, this is a rare find in the community. Take advantage of full amenities, including a pool, hot tub, sauna, gym, function room, and rental guest suites. Don't miss your chance to call this beautifully updated home yours! Open House Sunday Feb 23rd 2-4pm