



Presented by:
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Active
R2566847
 Board: F
 Townhouse

16 8428 VENTURE WAY
 Surrey
 Fleetwood Tynehead
 V4N 0W6

Residential Attached
\$849,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	Original Price: \$849,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1993
Depth / Size (ft.):	Bedrooms: 3	Age: 28
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: T/H
Flood Plain: No	Full Baths: 2	Gross Taxes: \$2,906.36
Council Apprv?:	Half Baths: 1	For Tax Year: 2020
Exposure:	Maint. Fee: \$341.44	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 018-768-521
Mgmt. Co's Name: DAVIN PROPERTY MANAGEMENT		Tour:
Mgmt. Co's Phone: 604-594-5643		
View: Yes: Southwest view		
Complex / Subdiv: SUMMERWOOD		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Single, Open		
Exterior: Concrete			Locker:
Foundation: Concrete Perimeter			Dist. to School Bus:
Rain Screen:	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: 54
Renovations:	R.I. Plumbing:	Units in Development: 54	
Water Supply: City/Municipal	Metered Water:	Title to Land: Freehold Strata	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Property Disc.: Yes	
Fuel/Heating: Natural Gas, Radiant	# of Fireplaces: 1	Fixtures Leased: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Fixtures Rmvd: No	
Type of Roof: Asphalt		Floor Finish: Laminate	

Maint Fee Inc: **Gardening, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 16, PLAN LMS1417, PART NE1/4, SECTION 26, TOWNSHIP 2, 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 1**
 Amenities: **Club House, Exercise Centre, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**
 Site Influences: **Central Location, Gated Complex, Golf Course Dev., Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'			x			x
Main	Kitchen	14' x 12'			x			x
Main	Dining Room	12' x 10'			x			x
Main	Family Room	13' x 12'			x			x
Main	Foyer	8' x 4'			x			x
Main	Laundry	6' x 3'			x			x
Above	Master Bedroom	14' x 14'			x			x
Above	Bedroom	12'6 x 10'6			x			x
Above	Bedroom	12'8 x 11'			x			x
		x			x			x

Finished Floor (Main): 915	# of Rooms: 9	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 864	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total): 1,779 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,779 sq. ft.				7				
				8				

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

Great 2-level townhouse, 3 bedrooms/3 bath corner unit fabulously located at the gated Summerwood of Fleetwood Tynehead. These floor plans are almost impossible to find nowadays. Large kitchen, spacious living room, a separate area for the dining space & a second family room with gas fireplace that leads out the French doors to your private backyard. Radiant heat, deck off the master, bay windows, in-suite laundry, cozy fireplaces, private fenced yards with spacious patios. 2 parkings including single car garage. Complex in good shape & comes with clubhouse, Sauna/Hot tub/gym. A great location just a couple blocks to Fresh St. Market, numerous restaurants, schools & shopping, parks, Fleetwood Community Centre and Library. a future skytrain station.