

# 2-6452 121 STREET

## SUNWOOD GARDENS

3 BEDROOM | 3 BATHROOM | LIVING AREA: 1,772 SQFT



Introducing Sunwood Gardens! This unit is impeccably maintained and offers the comfort of a house with the convenience of a townhouse. The tiled entrance opens to a den, eating area, and kitchen, flowing into the dining and living room boasting hardwood floors and a cozy gas fireplace that efficiently heats not only the main floor but also upstairs. Slide open the glass door to your private fenced yard with a spacious concrete pad. Upstairs, discover 3 generous bedrooms, including a master with a walk-in closet and ensuite featuring Nuheat radiant floor heating and a large walk-in shower. Enjoy 2 parking spaces, recently installed double-glazed, sealed vinyl frame windows (2023), an upgraded gas furnace and water heater, dishwasher, and central vacuum system. The high cedar hedge ensures privacy and tranquility. This is a rare find that won't last long!



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**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**MARK DANA**  
PERSONAL REAL ESTATE CORPORATION

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage















# WALK SCORE

Walk Score

61

## Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score

43

## Some Transit

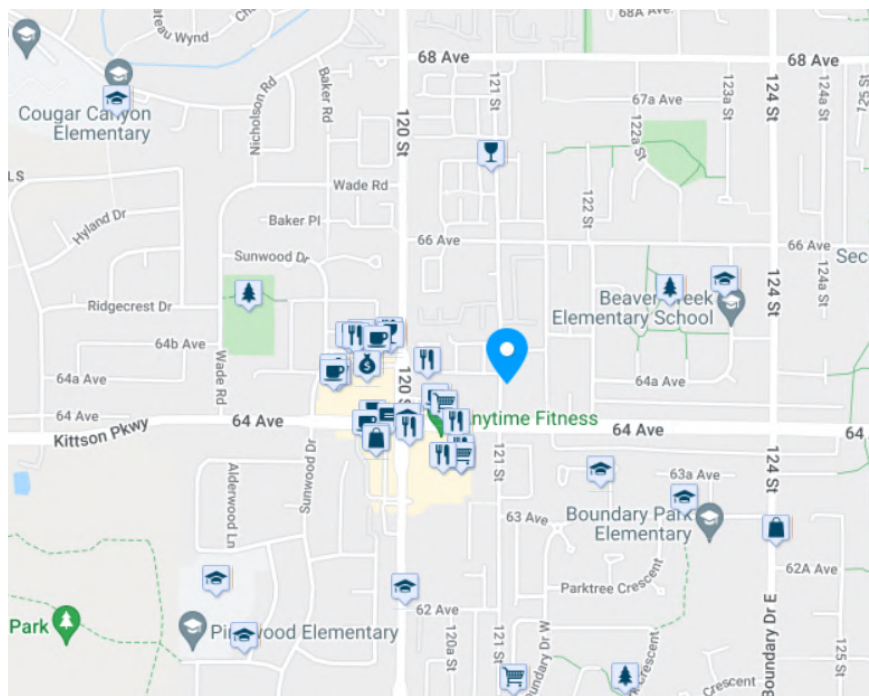
A few nearby public transportation options.

Bike Score

56

## Bikeable

Some bike Infrastructure.



# SCHOOL CATCHMENT

## ELEMENTARY SCHOOLS

### Ten-Broeck Elementary School

2580 Stanley Street  
Abbotsford, BC V2T 2R4  
(604) 850-6657

### Clearbrook Elementary School

3614 Clearbrook Road  
Abbotsford, BC V2T 6N3  
(604) 850-7814

## SECONDARY SCHOOLS

### WJ Mouat Secondary

32355 Mouat Drive  
Abbotsford, BC V2T 4E9  
(604) 853-7191

### St. John Brebeuf High School

2747 Townline Road  
Abbotsford, BC V2T 5E1  
(604) 855-0571



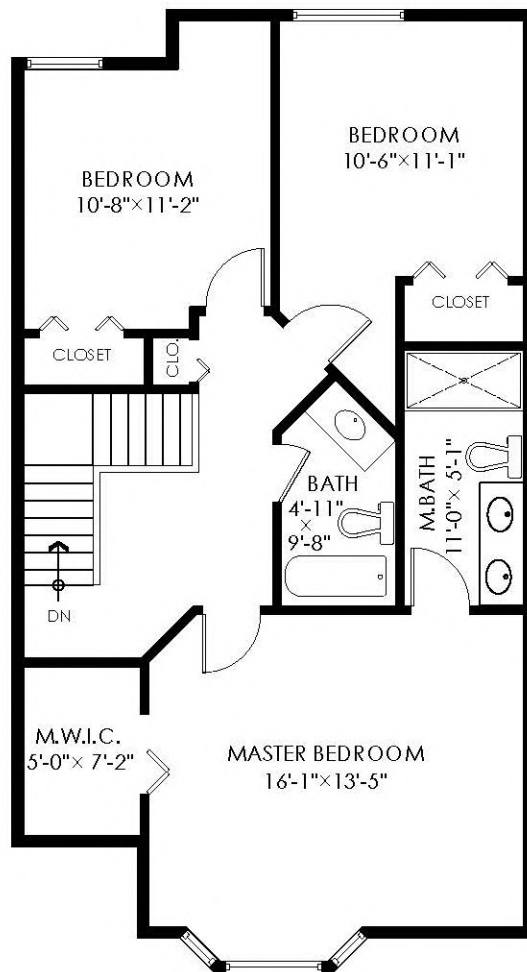
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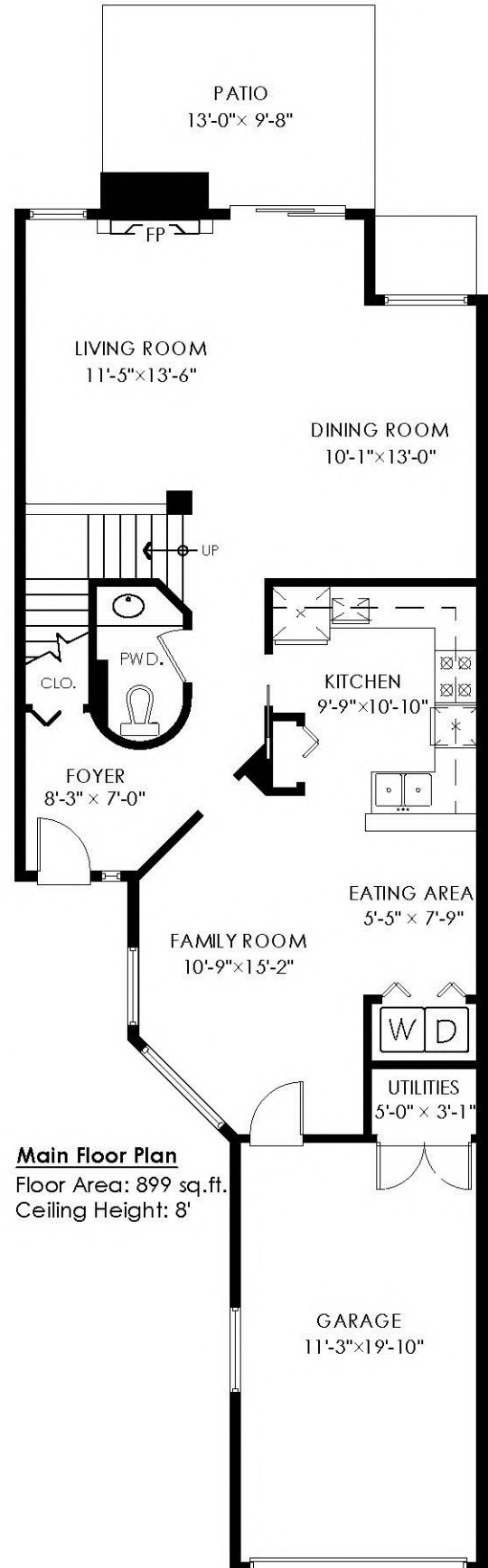
Scan QR Code  
to view Virtual  
Walkthrough



**Upper Floor Plan**

Floor Area: 873 sq.ft.

Ceiling Height: 7'-11"



**Main Floor Plan**

Floor Area: 899 sq.ft.

Ceiling Height: 8'

Main Floor: 899 sq.ft.  
Upper Floor: 873 sq.ft.  
**Total Livable: 1,772 sq.ft.**

Garage: 251 sq.ft.  
**Grand Total: 2,023 sq.ft.**

Patio: 118 sq.ft.



**Active**  
**R2851058**  
 Board: F  
 Townhouse

**2 6452 121 STREET**

Surrey  
 West Newton  
 V3W 0Y5

Residential Attached  
**\$879,000 (LP)**



Sold Date:  
 Meas. Type:  
 Frontage(feet):  
 Frontage(metres):  
 Depth / Size (ft.):  
 Sq. Footage: **0.00**  
 Flood Plain:  
 View: **No**  
 Complex / Subdiv: **Sunwood Gardens**  
 First Nation Reserve:

If new, GST/HST inc?:  
 Bedrooms: **3**  
 Bathrooms: **3**  
 Full Baths: **2**  
 Half Baths: **1**  
 P.I.D.: **015-262-677**

Original Price: **\$879,000**  
 Approx. Year Built: **1989**  
 Age: **35**  
 Zoning: **RES**  
 Gross Taxes: **\$2,757.74**  
 For Tax Year: **2022**  
 Tax Inc. Utilities?: **No**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric, Forced Air**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Single, Other**  
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **5 Blocks**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 6, PLAN NWS3118, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN**

Amenities: **Club House, In Suite Laundry**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Vacuum - Built In**

Finished Floor (Main): **899**  
 Finished Floor (Above): **873**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,772 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,772 sq. ft.**

Units in Development:  
 Exposure:  
 Mgmt. Co's Name: **CENTURY 21 PRUDENTIAL ESTATES**  
 Maint Fee: **\$322.87**  
 Maint Fee Includes: **Gardening, Management**

Tot Units in Strata:  
 Stores in Building:  
 Mgmt. Co's #: **604-278-2121**  
 Council/Park Apprv?:

Locker: **No**

Suite: **None**  
 Basement: **None**  
 Crawl/Bsmt. Ht:  
 # of Kitchens: **1**  
 # of Levels: **2**  
 # of Rooms: **10**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
 Restricted Age:  
 # or % of Rentals Allowed: **100%**  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Family Room	10'9 x 15'2	Above	Bedroom	10'8 x 11'2	1	Main	2	No
Main	Eating Area	5'5 x 7'9	Above	Bedroom	10'6 x 11'1	2	Above	4	Yes
Main	Living Room	11'5 x 13'6			x	3	Above	4	No
Main	Dining Room	10'1 x 13'			x	4			No
Main	Kitchen	9'9 x 10'10			x	5			No
Main	Foyer	8'3 x 7'			x	6			No
Above	Primary Bedroom	16'1 x 13'5			x	7			No
Above	Walk-In Closet	5' x 7'2			x	8			No

Listing Broker(s): **RE/MAX Treeland Realty**

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