

# 2-6452 121 STREET

## SUNWOOD GARDENS

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



Welcome to Sunwood Gardens, an excellent complex and rarely available! This almost perfectly-maintained two storey unit lives like a home! The welcoming tile entrance leads to the den, eating area and kitchen and then to the dining room and living room with gas fireplace and hardwood floors. The sliding glass door opens to a private fenced yard with a large concrete pad. Upstairs features 3 large bedrooms. The master bedroom has a walk-in closet and ensuite with Nuheat radiant floor heating as well as a large walk-in shower. Other features include new double-glazed vinyl windows within the last 6 months and a new gas fireplace, water heater, dishwasher, and central vacuum system within the last ten years. The high cedar hedge in front gives an ambiance of privacy too! Call to view today!



604-614-6401  
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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

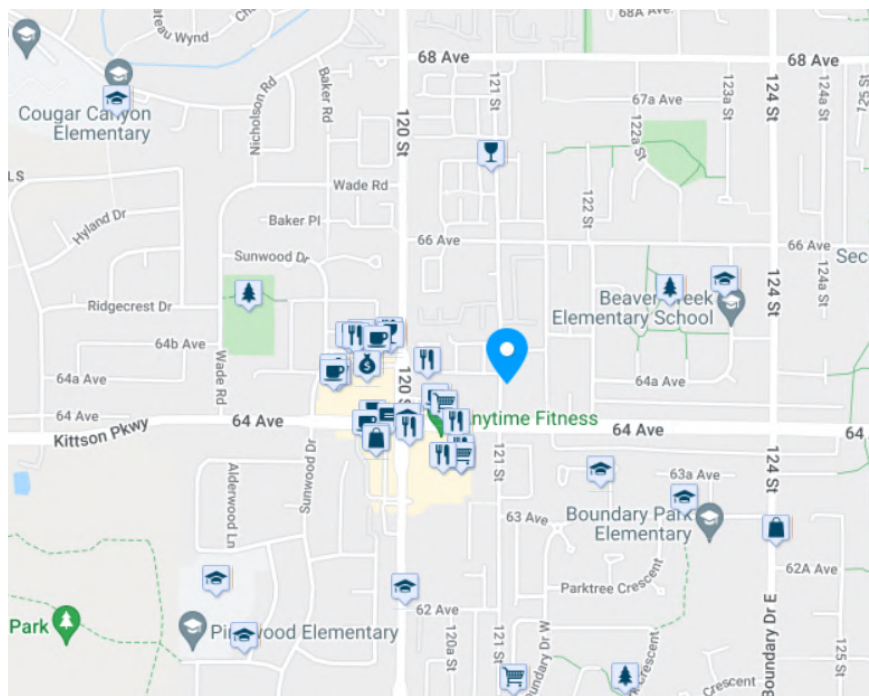
A few nearby public transportation options.

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



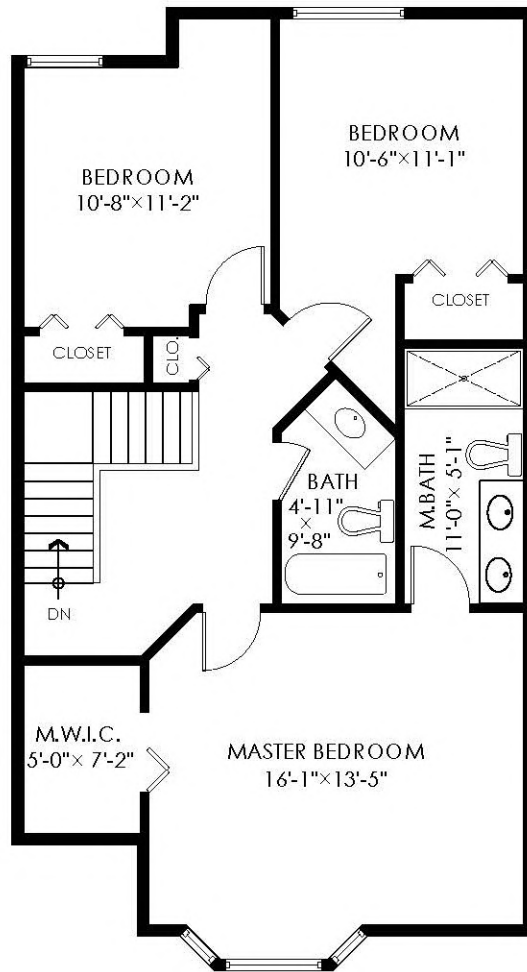
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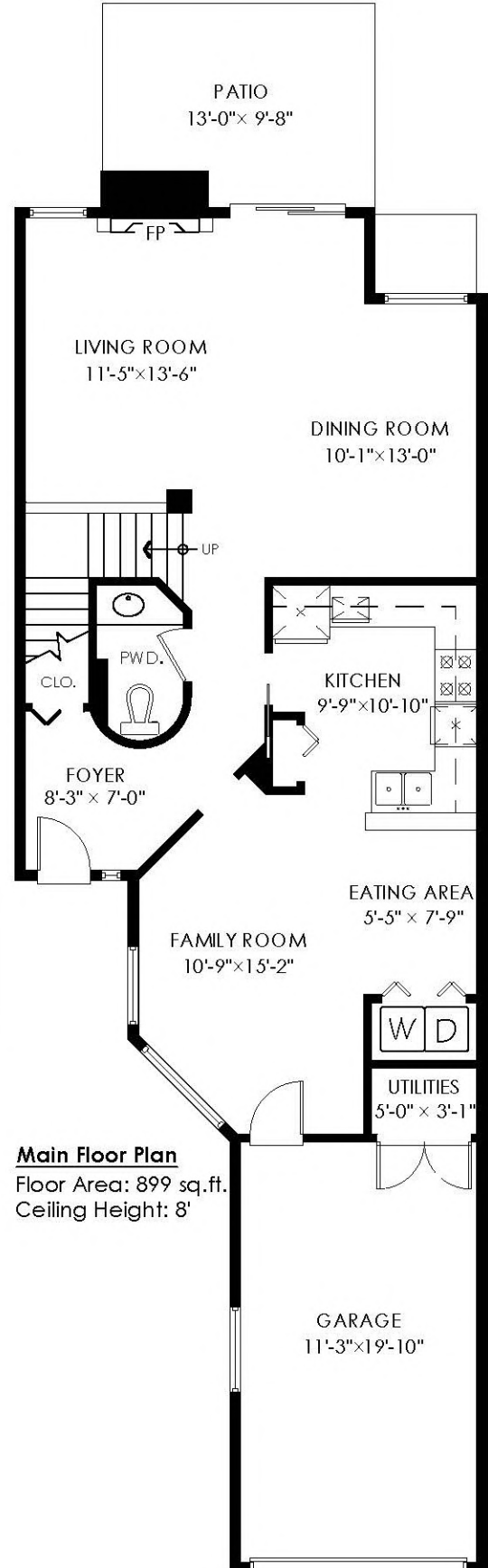
Scan QR Code  
to view Virtual  
Walkthrough



**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.



**R2685780**Board: F  
Townhouse**2 6452 121 STREET**Surrey  
West Newton  
V3W 0Y5

Residential Attached

**\$925,000** (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$925,000**  
 Meas. Type: Bedrooms: **3** Approx. Year Built: **1989**  
 Frontage(feet): Bathrooms: **3** Age: **33**  
 Frontage(metres): Full Baths: **2** Zoning: **RES**  
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,759.86**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: **No** P.I.D.: **015-262-677** Tax Inc. Utilities?: **No**  
 View: **No** Tour: [Virtual Tour URL](#)  
 Complex / Subdiv: **Sunwood Gardens**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
 # of Fireplaces: **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: **1** Parking Access: **Front**  
 Parking: **Garage; Single**  
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **5 Blocks**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **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 INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

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):	<b>899</b>	Units in Development:	Tot Units in Strata:	<b>12</b>	Locker: <b>No</b>
Finished Floor (Above):	<b>0</b>	Exposure:	Storeys in Building:	<b>2</b>	
Finished Floor (AbvMain2):	<b>873</b>	Mgmt. Co's Name: <b>Century 21 Prudential Estates</b>	Mgmt. Co's #:	<b>604-278-2121</b>	
Finished Floor (Below):	<b>0</b>	Maint Fee: <b>\$290.77</b>	Council/Park Apprv?:		
Finished Floor (Basement):	<b>0</b>	Maint Fee Includes: <b>Gardening, Management, Recreation Facility, Snow removal</b>			
Finished Floor (Total):	<b>1,772 sq. ft.</b>				
Unfinished Floor:	<b>0</b>				

Grand Total: **1,772 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**  
 Suite: **None** Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
 Basement: **None** # or % of Rentals Allowed: **0%**  
 Crawl/Bsmt. Ht: # of Levels: **2** Short Term (<1yr)Rnt/Lse Alwd?: **No**  
 # of Kitchens: **1** # of Rooms: **10** Short Term Lse-Details: **Rentals not allowed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'3 x 7'0	Above	Bedroom	10'8 x 11'2	1	Main	2	No
Main	Family Room	10'9 x 15'2	Above	Bedroom	10'6 x 11'1	2	Above	4	Yes
Main	Kitchen	9'9 x 10'10			x	3	Above	4	No
Main	Eating Area	5'5 x 7'9			x	4			No
Main	Dining Room	10'1 x 13'0			x	5			No
Main	Living Room	11'5 x 13'6			x	6			No
Above	Master Bedroom	16'1 x 13'5			x	7			No
Above	Walk-In Closet	5'0 x 7'2			x	8			No

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REAL ESTATE GROUP

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