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[www.mitten-realty-services.com](http://www.mitten-realty-services.com)**



**109 16275 15 Avenue, Surrey**

**\$624,800.00**

**The Good Life Just Keeps Getting Better  
Meticulous End-Unit Townhouse-1,821 Square Feet  
Desirable, Adult Oriented, Gated Community of Sunrise Pointe**

Attractively appointed and updated two bedroom plus den, end unit in desirable adult oriented (19+) gated community of Sunrise Pointe. Boasts many updates including: attractive laminate floors, fresh paint through much of the unit, updated kitchen with newer counters and knobs on cupboards, baseboards, bathroom counters and updated tile floors in the bathrooms, light fixtures, stove, washer and dryer. Entertaining is easy in the spacious dining room with vaulted ceiling and patio door to patio and adjoining living room with cozy gas fireplace and door to patio. Attractive kitchen with white shaker style cabinets and spacious eating area. Spacious family room on main floor doubles as another bedroom or den. Two piece powder room. Upper level with two baths and two spacious bedrooms including master bedroom with cozy gas fireplace, walk-in closet and four piece ensuite with skylight. Single garage and one additional parking spot adjoining the unit. Attractive updated unit in desirable adult oriented (19+) gated community with roofs replaced 2010.

**Doug, Bonnie or David Mitten**



**604-533-3231**

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

**MAIN LEVEL:      978 SQUARE FEET**

**Living Room: 15'3 x 13'6**



**Dining Room: 11'6 x 9'11**





**Kitchen: 9'11 x 8'7**



**Eating Area: 12'9 x 8'2**



**Family Room: 11'11 x 11'10**



## 2 Piece Powder Room



## Stairs



## UPPER LEVEL:      843 SQUARE FEET

**Master Bedroom: 15'5 x 15'4** – Spacious master bedroom suite with cozy fireplace, gorgeous laminate floors, walk-in closet and spacious 4 piece ensuite with skylight.





**Bedroom: 15' x 11'7**



**3 Piece Bathroom**



**Laundry Room: 5'8 x 5'7**



## **FEATURES OF THIS FINE HOME:**

- 🔞 **Attractively Appointed And Updated Two Bedroom Plus Den, End Unit In Desirable Adult Oriented (19+) Gated Community Of Sunrise Pointe.**
- 🔞 **Boasts Many Updates Including: Attractive Laminate Floors, Fresh Paint Through Much Of The Unit, Updated Kitchen With Newer Counters And Knobs On Cupboards, Baseboards, Bathroom Counters & Updated Tile Floors In The Bathrooms, Light Fixtures, Stove, Washer And Dryer.**
- 🔞 **Entertaining Is Easy In The Spacious Dining Room With Vaulted Ceiling And Patio Door To Patio And Adjoining Living Room With Cozy Gas Fireplace And Door To Patio.**
- 🔞 **Attractive Patio Area.**



- 🔞 **Attractive Kitchen With White Shaker Style Cabinets And Spacious Eating Area.**
- 🔞 **Spacious Family Room On Main Floor Doubles As Another Bedroom Or Den.**
- 🔞 **Main Floor Powder Room For Convenience Of Guests.**
- 🔞 **Upper Level With Two Baths And Two Spacious Bedrooms Including Master Bedroom With Cozy Gas Fireplace, Walk-In Closet And Four Piece Ensuite With Skylight.**
- 🔞 **Single Garage And One Additional Parking Spot Adjoining The Unit.**
- 🔞 **Strata Fees: \$354.69**
- 🔞 **Annual Taxes: \$2,421.96 (2017)**

**#109 – 16275 15 Avenue,  
Surrey, B.C.**



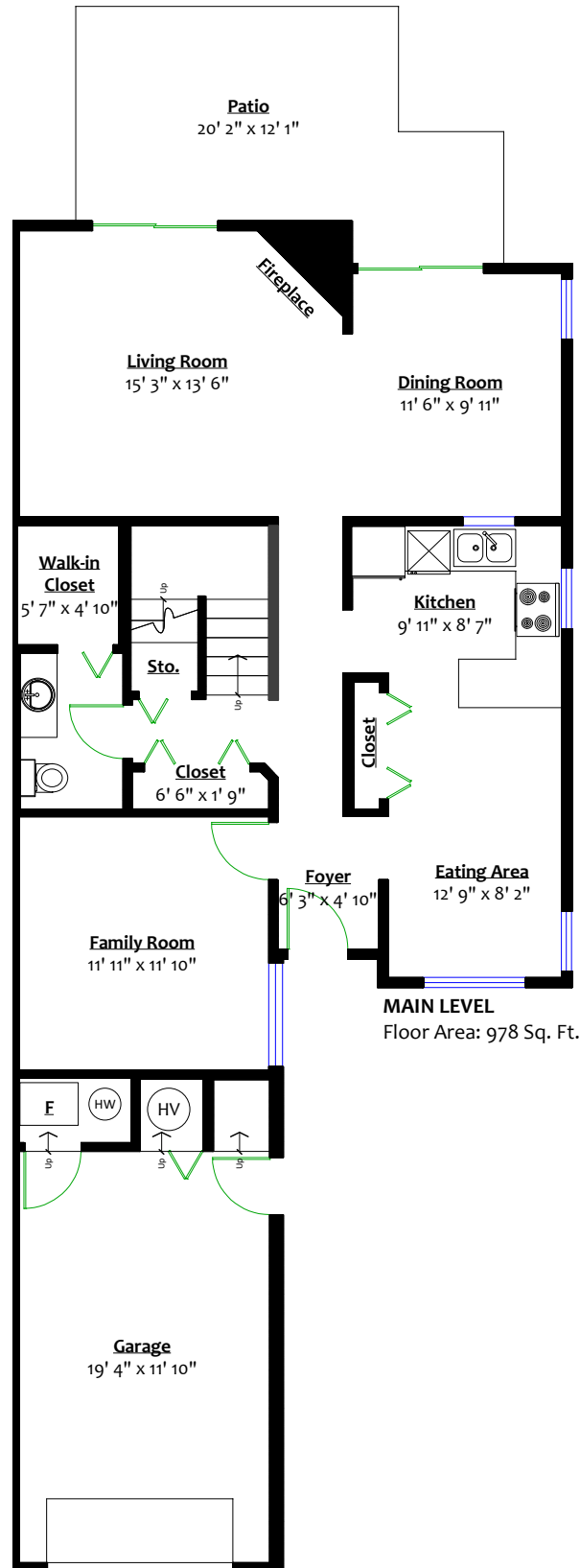
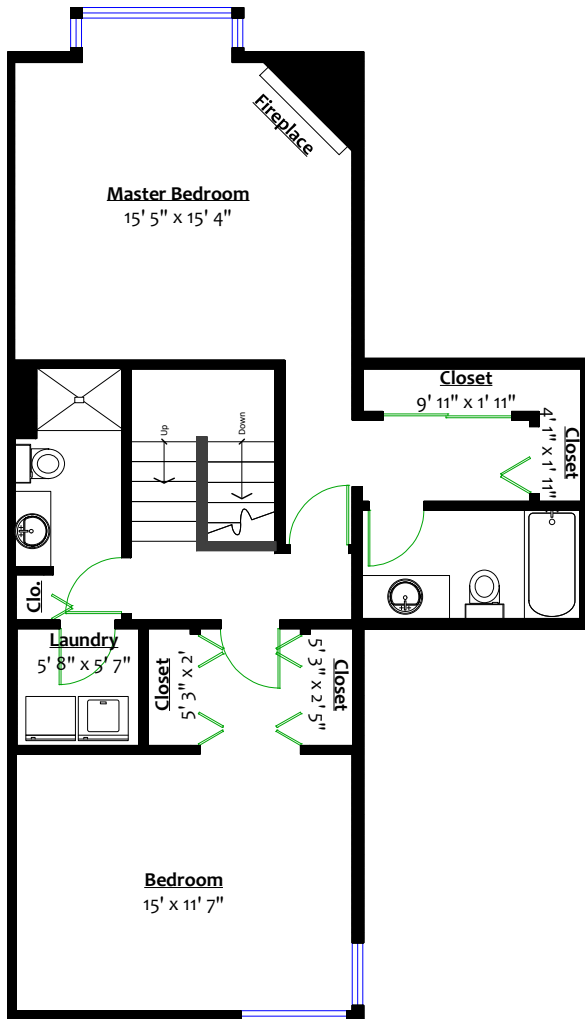
**The Mitten**  
REAL ESTATE TEAM

Performance  
Power Only Realty

**Doug, Bonnie & David Mitten**

**Totals\*\***

Main Level:	978 sq. ft.	Patio:	188 sq. ft.
Upper Level:	843 sq. ft.	Garage:	264 sq. ft.
Total:	1,821 sq. ft.	Mechanical:	20 sq. ft.
		H.Vac. Closet:	12 sq. ft.
		Total:	484 sq. ft.





## SUNRISE POINTE

- ☞ Attractive Updated Unit In Desirable Adult Oriented (19+) Gated Community Of Sunrise Pointe
- ☞ Roofs Replaced In 2010.
- ☞ Clubhouse



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**(604) 533-3231**