



**Colleen Ferguson** eXp Realty  
 Phone: Vancouver 778-809-3488 / Victoria 250-696-1700  
 Mobile: Vancouver 778-809-3488 / Victoria 250-696-1700  
 Email: colleen@cfhomes.ca V8W 0B6

#202 13900 Hyland Road, Hyland Grove, Surrey, BC, V3W 1K4, Canada

MLS®# R2354777



<b>Property Value</b>	\$619,900
<b>Type</b>	Townhouse
<b>Basement</b>	Fully Finished, Separate Entry
<b>Parking</b>	2 cars
<b>Year Built</b>	1992
<b>Taxes</b>	2365.93 (2018)
<b>Living Area</b>	2,156 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3 full & 1 half
<b>School District</b>	Hyland Elementary and Sullivan Heights Secondary
<b>Maintenance Fee</b>	\$360/month

## Description

Here's your chance to own a lovingly kept, well appointed townhome in the highly sought after community of HYLAND GROVE! Nestled amongst mature trees and manicured landscaping this +2100sf home is a true END UNIT w/nothing but the BRAND NEW playground next to you; watch your youngsters play from your SOUTH FACING balcony! Enter onto the main floor w/half-bath, open living area w/gas fireplace & large dining rm. A spacious kitchen w/eating area ftrs BRAND NEW s/s appliances! 3 large bdrms up, incl a huge Master-Suite w/walk-in closet, ensuite & reading nook w/plenty of windows facing lush greenery. +680sf bsmt incl separate office, open rec area, full bath, covered patio & large laundry rm w/ NEW FURNACE! Pet friendly, family oriented complex.



