

# PALETTE ON THE PARK

129 - 12711 64th AVENUE  
// WEST NEWTON // SURREY //

## // ABOUT THE SUITE //

- 1,362 square feet of interior space
- 64 square feet of balcony space
- 473 square feet of garage space w/ coating
- Park-facing home w/ private fenced rear yard
- Electric fireplace in living room
- Central heating w/ possibility to add air conditioning
- Upgraded flooring throughout
- Brick veneer feature walls that add warmth
- New lighting & plumbing fixtures
- King-size primary bedroom w/ ensuite bathroom
- Queen-size secondary bedroom
- Top floor laundry for ease of use
- Designer kitchen:
  - New two-tone shaker cabinetry
  - 30" Samsung electric range
  - 30" Samsung fridge w/ bottom freezer
  - 24" Samsung dishwasher
  - 24" Samsung microwave hoodfan
  - Quartz countertops w/ double-basin undermount sink

## // ABOUT THE BUILDING //

- Building Name: 'Palette on the Park'
- No. of Floors: 3
- No. of Strata Lots: 131
- Built: 2004
- Contingency Fund: \$596,120
- Maintenance Fee: \$304.95
- Pets: Yes (2)
- Short Term: No
- Depreciation Report: Yes, 2012
- Insurance Deductibles:
  - All Risk: \$10,000
  - Sewer: \$25,000
  - Water: \$25,000
  - Earthquake: 20% (\$250,000)

## // AMENITIES & NOTES //

- In-suite laundry
- Visitor parking throughout
- Clubhouse/party room
- Tamanawis Secondary School (8-12)
- JT Brown Elementary School (K-7)
- St Bernadette School (private K-7)
- Gabrielle-Roy School (K-12)
- Parking: Tandem garage
- Storage: NA

