



Presented by:

## Tyler Schacter - PREC

RE/MAX Treeland Realty  
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elevation

**Active**  
**R2207040**

Board: F  
Townhouse

**22 7121 192 STREET**

Cloverdale  
Clayton  
V4N 6K6

Residential Attached

**\$549,900** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$141.00**

Original Price: **\$549,900**  
Approx. Year Built: **2012**  
Age: **5**  
Zoning: **MR30**  
Gross Taxes: **\$2,124.97**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **028-840-682**  
Tour: **Virtual Tour URL**

View: **Yes: Greenbelt**

Complex / Subdiv: **Allegro**

Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Grge/Double Tandem, Visitor Parking**  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Management, Recreation Facility, Snow removal**  
Legal: **PL BCS4003 LT 61 LD 36 SEC 16 TWP 8 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Greenbelt, Paved Road, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 14'4			x			x
Main	Dining Room	14'9 x 8'11			x			x
Main	Kitchen	12'9 x 8'4			x			x
Main	Family Room	10'4 x 10'9			x			x
Above	Master Bedroom	10'4 x 13'			x			x
Above	Bedroom	9'4 x 11'7			x			x
Above	Bedroom	9'1 x 13'1			x			x
Below	Recreation	14'6 x 8'11			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>734</b>	# of Rooms:	<b>8</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>699</b>	Crawl/Bsmt. Height:						1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>296</b>	Restricted Age:						2	Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3	Above	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>1,729 sq. ft.</b>	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	<b>Pets Allowed, Rentals Allowed</b>					5				Door Height:
Unfinished Floor:	<b>0</b>							6				
Grand Total:	<b>1,729 sq. ft.</b>	Basement:	<b>None</b>					7				
								8				

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

**RE/MAX Treeland Realty**

**The BEST TOWNHOUSE in ALLEGRO is now available! This sunny and private END UNIT boasts 3 bedrooms, 3 bathrooms, a beautiful and functional Kitchen and a huge backyard - the largest of all the units in the complex! The backyard wraps around the corner of the building and looks out into beautiful greenspace for added privacy. The large Master Bedroom easily accommodates a king size bed and features a spacious walk-thru closet and a gorgeous ensuite. As a bonus, the Storage room off of the Tandem Insulated Garage can be used as a 4th bedroom or an office. This is a wonderful neighborhood and a great place to live!**