



Presented by:

Tyler Schacter - PREC

RE/MAX Treeland Realty
Phone: 604-533-3491
www.elevationrealestate.ca
tyler@elevationrealestate.ca



Active
R2341175
Board: F
Townhouse

88 7088 191 STREET
Cloverdale
Clayton
V4N 0B4

Residential Attached
\$515,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$515,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2007
Depth / Size (ft.):	Bedrooms: 2	Age: 12
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RM-30
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,813.98
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$156.89	Tax Inc. Utilities?: No
If new, GST/HST inc?: Yes		P.I.D.: 027-226-409
Mgmt. Co's Name: Crossroads Management Ltd.		Tour:
Mgmt. Co's Phone: 778-578-4445		
View: No :		
Complex / Subdiv: Montana		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking		Locker:
Exterior: Mixed, Other, Vinyl			Dist. to School Bus:
Foundation: Concrete Perimeter			Total Units in Strata: 112
Rain Screen:	Reno. Year:	Dist. to Public Transit:	
Renovations:	R.I. Plumbing:	Units in Development:	
Water Supply: City/Municipal	R.I. Fireplaces:	Title to Land: Freehold Strata	
Fireplace Fuel: Gas - Natural	# of Fireplaces: 1	Property Disc.: Yes	
Fuel/Heating: Electric, Natural Gas		Fixtures Leased: No :	
Outdoor Area: Balcony(s)		Fixtures Rmvd: No :	
Type of Roof: Asphalt		Floor Finish: Laminate, Wall/Wall/Mixed	

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
 Legal: **STRATA LOT 88 PLAN BCS2227 SECTION 16 TOWNSHIP 8 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Club House, In Suite Laundry**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'			x			x
Main	Kitchen	14' x 10'6			x			x
Main	Dining Room	14' x 10'6			x			x
Above	Bedroom	11'6 x 10'6			x			x
Above	Master Bedroom	13'6 x 12'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 622	# of Rooms: 5	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 621	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,243 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0	Basement: Fully Finished			6				
Grand Total: 1,243 sq. ft.				7				
				8				

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

POPULAR MONTANA! This **SPACIOUS** home has **2 bedrooms and 2 bathrooms** and is **1,243 sqft** with a **LARGE MASTER with LARGE SECOND BEDROOM**. Features an open floor plan with laminate floors throughout the living room, dining room and kitchen with stainless steel appliances and granite counter tops. Enjoy the **LARGE DECK** and a **FENCED YARD!** This complex is right beside **HAZELGROVE ELEMENTARY**, is centrally located in Clayton and close to all kinds of shopping and transit, **WATER PARK**, and has **LOW STRATA FEES!**