



Presented by:
Brendan Link
 RE/MAX Treeland Realty
 Cell: 604-908-5465



brendan@elevationrealestate.ca

Active
R2416078
 Board: F
 Townhouse

46 19525 73 AVENUE
 Cloverdale
 Clayton
 V4N 6L7

Residential Attached
\$688,800 (LP)
 (SP)



Sold Date:	Frontage (feet):	Original Price: \$688,800
Meas. Type:	Frontage (metres):	Approx. Year Built: 2013
Depth / Size (ft.):	Bedrooms: 3	Age: 6
Lot Area (sq.ft.): 0.00	Bathrooms: 4	Zoning: RM-30
Flood Plain:	Full Baths: 3	Gross Taxes: \$2,564.66
Council Apprv?:	Half Baths: 1	For Tax Year: 2019
Exposure:	Maint. Fee: \$283.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 028-672-640
Mgmt. Co's Name: Quay Pacific		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-371-2208		
View: No		
Complex / Subdiv: Uptown 2		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: Sanitation		

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking		
Exterior: Mixed, Wood			Locker: N
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen: Full	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Electric	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 1	Fixtures Rmvd: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Laminate, Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 30 PLAN BCS4218 SECTION 22 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, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center**

Site Influences: **Central Location, Greenbelt, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security - Roughed In, Vacuum - Roughed In, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	10'3 x 19'3			x			x
Main	Eating Area	7'10 x 9'11			x			x
Main	Living Room	13'3 x 9'4			x			x
Main	Dining Room	10'3 x 9'11			x			x
Above	Master Bedroom	15'10 x 12'8			x			x
Above	Walk-In Closet	7'10 x 6'2			x			x
Above	Bedroom	11'4 x 9'4			x			x
Above	Bedroom	11'3 x 9'5			x			x
Below	Recreation	10'1 x 19'3			x			x
		x			x			x

Finished Floor (Main): 780	# of Rooms: 9	# of Kitchens: 0	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 780	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 384	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	3	Yes	Pool:
Finished Floor (Total): 1,944 sq. ft.	# or % of Rentals Allowed:			4	Below	3	No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,944 sq. ft.	Basement: Fully Finished			7				
				8				

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

Welcome to the Uptown 2 townhouse complex in Clayton Heights!!! This large 3 bedroom, 4 bathroom END UNIT features it all; double side-by-side garage, granite countertops, new dishwasher and new washer/dryer, newly painted and the carpets freshly cleaned. This OPEN CONCEPT LIVING space is great for entertaining and getting together with the family. Downstairs features a large rec room (or could be games room/man cave) and a full bathroom. 5 mins to Willowbrook mall, downtown Langley, schools, and quick and easy access to the freeway plus much more. This townhouse is what you've been waiting for!!