



Presented by:

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Active
R2444748

Board: F
Townhouse

40 19250 65 AVENUE

Cloverdale
Clayton
V4N 5R7

Residential Attached

\$515,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$530,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2006
Depth / Size (ft.):	Bedrooms: 3	Age: 14
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RM-30
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,295.55
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$245.33	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 026-562-961
Mgmt. Co's Name: Associa BC		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-591-6060		
View: :		
Complex / Subdiv: Sunberry Court		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: Sanitation		

Style of Home: 3 Storey	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Single, Visitor Parking		Locker:
Exterior: Vinyl, Wood			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: 93
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric, Natural Gas	# of Fireplaces: 1	Fixtures Rmvd: No	
Outdoor Area: Balcony(s), Patio(s)		Floor Finish: Laminate, Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Sewer**
 Legal: **STRATA LOT 38 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1549 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, Playground**

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	Family Room	8'10 x 14'6			x			x
Main	Kitchen	10'8 x 10'11			x			x
Main	Dining Room	8'3 x 10'11			x			x
Main	Living Room	13' x 14'6			x			x
Above	Master Bedroom	14'2 x 10'7			x			x
Above	Bedroom	8'4 x 9'			x			x
Above	Bedroom	9'10 x 9'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 0	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 651	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below): 622	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total): 1,273 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5			No	Grg Dr Ht:
Unfinished Floor: 0	Basement: Part			6			No	
Grand Total: 1,273 sq. ft.				7			No	
				8			No	

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

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Welcome home to Sunberry Court! This home is waiting for your finishing touches and provides an opportunity to build some easy sweat equity! Walk in your front door and up the stairs to an open concept living area which flows from the kitchen to the living room seamlessly with two balconies! Upstairs you will find a large Master Bedroom featuring a spacious walk-thru closet and master ensuite. The other 2 bedrooms are perfect for a growing family!