

1-7238 189 STREET

LIVING AREA: 1,290 SQFT | STRATA FEE: \$255.49
BEDROOM:2 | BATHROOM: 2



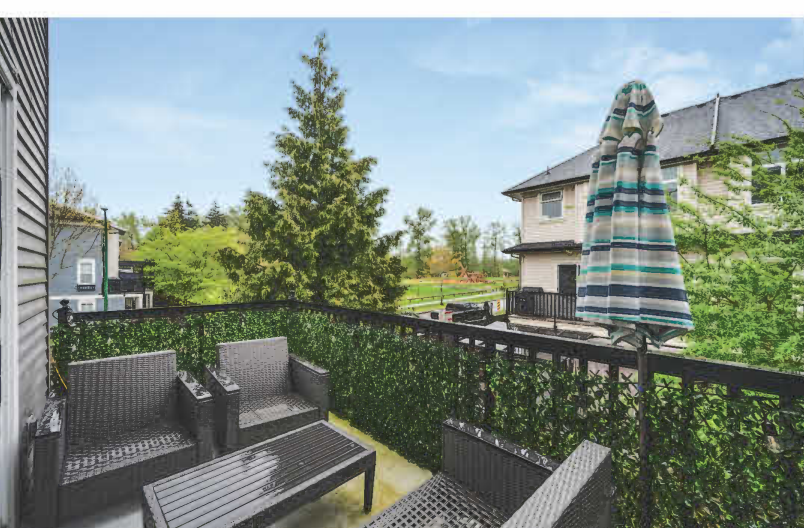
Welcome to Mosaic's Tate! This is the BEST location in complex being an End Corner Unit. This beautiful bright townhome has 2 large bdrms above and plenty of Yard space in the back with bonus side space. With just under 1,300 sq.ft. of living space, this bright home features a large open kitchen dining concept with a large island. Nice sized balcony to enjoy those Sunny BBQs or just a morning coffee. Plenty of space for parking and storage with a Tandem Garage. Walking distance to all levels of school and shopping. 10 minute walk to Hazelgrove, Shannon and Clayton Parks. 2 minute walk to public transit.

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Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage



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Scan QR Code
to view Virtual
Walkthrough

1-7238 189 St Surrey

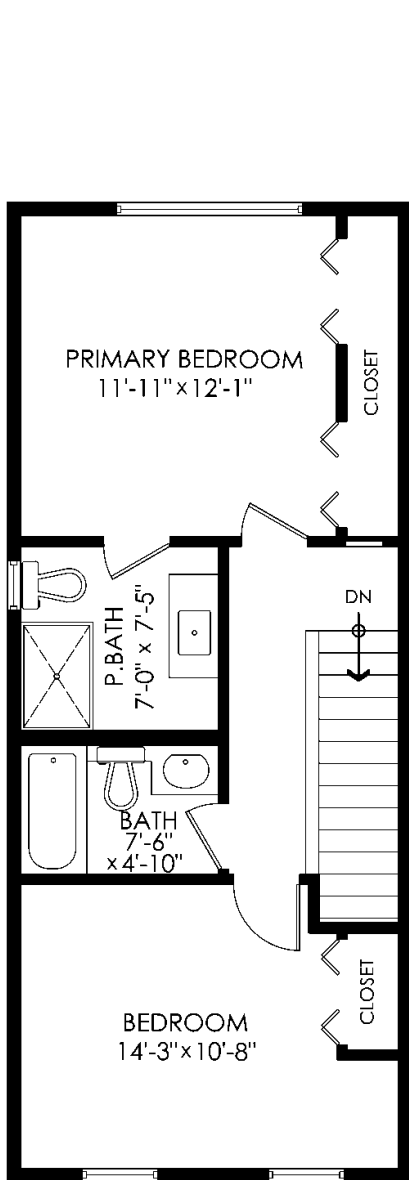
604-704-8551

info@elevationrealestate.ca
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Main Floor: 596 sq.ft.
Upper Floor: 563 sq.ft.
Lower Floor: 131 sq.ft.
Total Livable: 1,290 sq.ft.

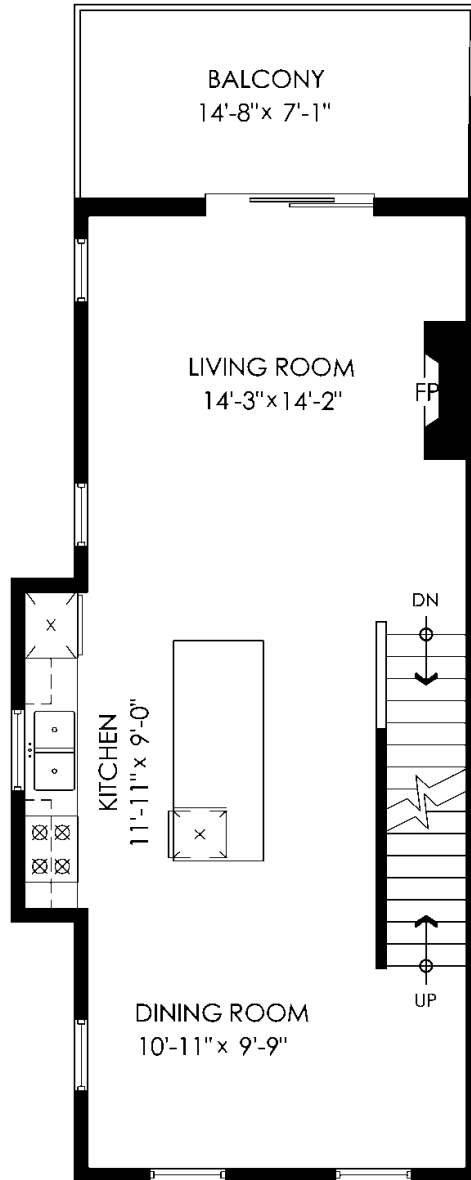
Garage: 526 sq.ft.
Grand Total: 1,816 sq.ft.

Balcony: 104 sq.ft.



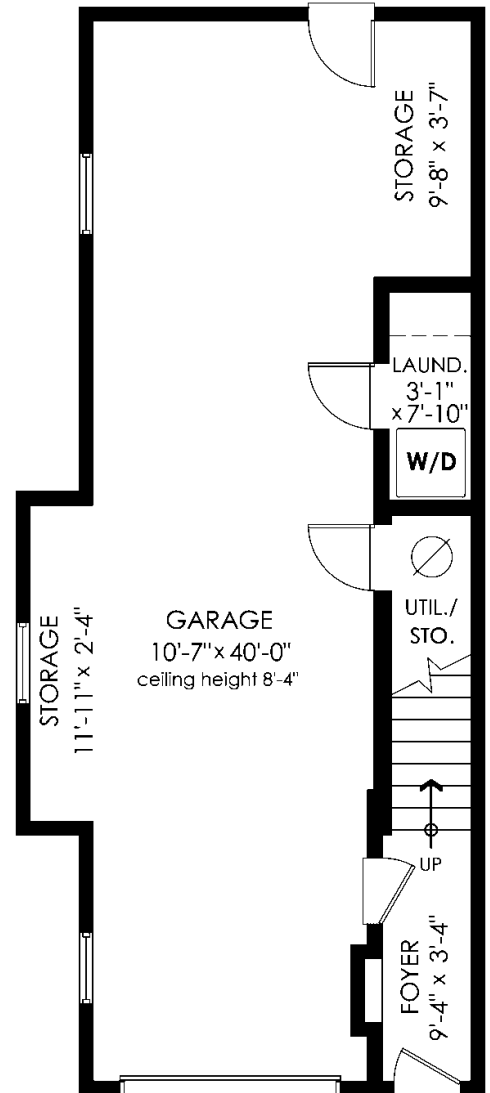
Upper Floor Plan

Floor Area: 563 sq.ft.
Ceiling Height: 8'



Main Floor Plan

Floor Area: 596 sq.ft.
Ceiling Height: 9'



Lower Floor Plan

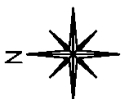
Floor Area: 131 sq.ft.
Ceiling Height: 8'



TREELAND
REALTY



ALL THE RAGE
CREATIVE



MEASURED ON: (2024-04-27)

info@pixlworks.com www.pixlworks.com 604.329.5788



E&O Insured. Total square foot calculated to gross wall area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

Active
R2877298
 Board: F
 Townhouse

1 7238 189 STREET

Cloverdale
 Clayton
 V4N 5Y8

Residential Attached

\$749,900 (LP)

(SP) **M**



Sold Date:
 Meas. Type:
 Frontage(feet):
 Frontage(metres):
 Depth / Size (ft.):
 Sq. Footage: **0.00**
 Flood Plain:
 View: :
 Complex / Subdiv: **THE TATE**
 First Nation Reserve:
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 P.I.D.: **027-776-816**

Original Price: **\$749,900**
 Approx. Year Built: **2009**
 Age: **15**
 Zoning: **CD**
 Gross Taxes: **\$2,695.83**
 For Tax Year: **2023**
 Tax Inc. Utilities?: **No**
 Tour: [Virtual Tour URL](#)

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplac... **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:
 Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Grge/Double Tandem**
 Dist. to Public Transit: **Steps**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Lease... **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Carpet**

Dist. to School Bus: **10 min walk**

Legal: **STRATA LOT 1, PLAN BCS3264, SECTION 21, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, 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, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): **596**
 Finished Floor (Above): **563**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **131**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,290 sq. ft.**
 Unfinished Floor: **0**

Units in Development: **97**
 Exposure: **East**
 Mgmt. Co's Name: **Associa BC**
 Maint Fee: **\$255.49**
 Maint Fee Includes: **Garbage Pickup, Management, Snow removal**

Tot Units in Strata: **97** Locker: **No**
 Storeys in Building: **3**
 Mgmt. Co's #: **604-591-6060**
 Council/Park Apprv?:

Grand Total: **1,290 sq. ft.**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1**

of Levels: **3**
 # of Rooms: **7**

Restricted Age:
 # or % of Rentals Allowed: **100%**
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:
 # of Pets:
 Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'3 x 14'2			x	1	Above	4	No
Main	Kitchen	11'11 x 9'			x	2	Above	3	Yes
Main	Dining Room	10'11 x 9'9			x	3			No
Main	Primary Bedroom	11'11 x 12'1			x	4			No
Main	Bedroom	14'3 x 10'8			x	5			No
Below	Foyer	9'4 x 3'4			x	6			No
Below	Storage	9'8 x 3'7			x	7			No
		x			x	8			No



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