



Presented by:
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R2395689 **30 6785 193 STREET** Residential Attached
 Board: F Cloverdale **\$674,500 (LP)**
 Townhouse Clayton **(SP)** **M**
 V4N 0Z4



Sold Date: Frontage (feet): Original Price: **\$674,500**
 Meas. Type: Frontage (metres): Approx. Year Built: **2006**
 Depth / Size (ft.): Bedrooms: **3** Age: **13**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM-30**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,669.34**
 Council Apprv?: Half Baths: **1** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$316.64** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **Yes** P.I.D.: **027-184-358**
 Mgmt. Co's Name: Tour:
 Mgmt. Co's Phone:
 View: **:**
 Complex / Subdiv: **Madrona**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **Sanitation**

Style of Home: 3 Storey, End Unit	Total Parking: Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking	Locker:
Exterior: Mixed, Vinyl, Wood	Dist. to Public Transit:	Dist. to School Bus:
Foundation: Concrete Perimeter	Units in Development:	Total Units in Strata:
Rain Screen:	Title to Land: Freehold Strata	
Renovations:	Property Disc.: Yes	
Water Supply: City/Municipal	Fixtures Leased: No	
Fireplace Fuel: Electric	Fixtures Rmvd: No	
Fuel/Heating: Electric, Forced Air, Natural Gas	Floor Finish: Laminate, Wall/Wall/Mixed	
Outdoor Area: Balcony(s) Patio(s) Dck(s)		
Type of Roof: Asphalt		

Maint Fee Inc: **Gardening, Management, Water**
 Legal: **STRATA LOT 55 PLAN BCS1858 SECTION 15 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: **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	Living Room	18' x 11'			x			x
Main	Kitchen	11'3 x 8'5			x			x
Main	Eating Area	8'9 x 8'			x			x
Main	Dining Room	13' x 8'			x			x
Main	Family Room	8'6 x 9'			x			x
Above	Master Bedroom	13'6 x 13'4			x			x
Above	Bedroom	10'4 x 9'5			x			x
Above	Bedroom	10'4 x 9'2			x			x
Bsmt	Recreation Ro...	18'9 x 11'6			x			x
		x			x			x

Finished Floor (Main): 797	# of Rooms: 9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 777	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 387	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total): 1,961 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest.			5				Grg Dr Ht:
Grand Total: 1,961 sq. ft.	Basement: Fully Finished			6				
				7				
				8				

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

Family friendly Madrona in Clayton. This spacious end unit with side-by-side double garage has an over-sized south facing back yard, front and rear decks plus a patio a to enjoy the outside areas. The wide floor plan is great for entertaining with a traditional plan including a large kitchen with family room and breakfast nook and a living room and dining room. Tasteful updates include hardwood floors throughout the main level, tiled entryways and bathrooms, paint and more. You'll feel the size of this unit in each of the spacious bedrooms, 3 upstairs, plus a recroom or 4th bedroom in the basement. Includes newer dishwasher and full sized LG washer and dryer.