



Presented by:
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Active
R2488710

Board: F
 Townhouse

19 6450 187 STREET

Cloverdale
 Cloverdale BC
 V3S 2X4

Residential Attached

\$549,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$549,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2012
Depth / Size (ft.):	Bedrooms: 2	Age: 8
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,973.59
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$293.27	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 028-792-017
Mgmt. Co's Name: Dwell Property Management		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-821-2999		
View: Yes: Mountain		
Complex / Subdiv: Hillcrest		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: Sanitation		

Style of Home: 3 Storey	Total Parking: 3	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Grge/Double Tandem, Visitor Parking		Locker: N
Exterior: Vinyl, Wood			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: 96
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: Electric	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 1	Fixtures Rmvd: Yes: Master Bdrm Tv bracket/wall mount	
Outdoor Area: Balcony(s), Fenced Yard		Floor Finish: Laminate, Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 19 PLAN BCS4376 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, Garden, In Suite Laundry, Playground**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security System, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 10'10			x			x
Main	Dining Room	10'10 x 9'7			x			x
Main	Eating Area	8'11 x 6'6			x			x
Main	Kitchen	13'8 x 10'9			x			x
Above	Master Bedroom	12'4 x 11'11			x			x
Above	Bedroom	11'10 x 9'2			x			x
Below	Foyer	10' x 4'4			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 569	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 580	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below): 117	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3			No	Pool:
Finished Floor (Total): 1,266 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz: 39'11x10'7
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5			No	Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6			No	
Grand Total: 1,266 sq. ft.				7			No	
				8			No	

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

Hillcrest by Mosaic. This 2 bed, 2 bath open-concept floor plan comes with a private patio enclosed by trees and lattice privacy screens. Located on the inner part of the complex which offers a quiet setting away from traffic. Very central and close to Willowbrook Mall, shopping, groceries, Dublin Crossing, bike trails, dog parks, and a brand new community center. Garage features double tandem parking finished with epoxy flooring and a concrete pad for an additional smaller vehicle. Stainless steel appliances and a quality built home. Must see!