

12-7348 192A STREET

KNOLL

2 BEDROOM | 2 BATHROOM | LIVING AREA: 1,247 SQFT



WELCOME HOME to the beautiful Georgian-style 'KNOLL' built by award winning 'Mosaic Homes' in the desirable family-friendly Clayton community. This stylish 2 bedroom, 2 bath PLUS DEN home features an open concept GREAT ROOM style floorplan. Main offers Living/Dining room and Kitchen with SS appliances and quartz counters along with a spacious deck for all your outdoor entertaining. Upstairs are 2 generous sized bedrooms, with built-in wall cabinet in primary bdrm, full bath w/dual sinks and laundry. Den and 3pc bathroom are conveniently located walking in from the main entrance. Home boasts large windows throughout letting in an abundance of natural light and allow you to take in the stunning PARK & Mt BAKER VIEWS! Close proximity to elementary and high schools, transit & shops!

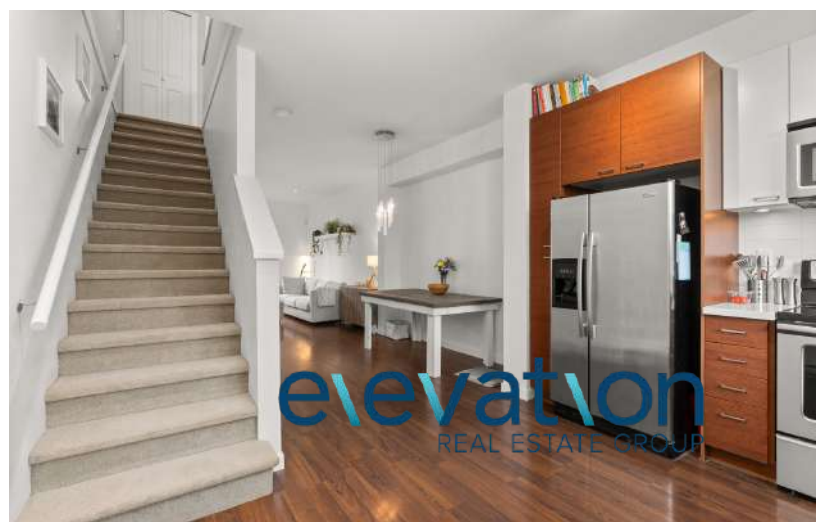
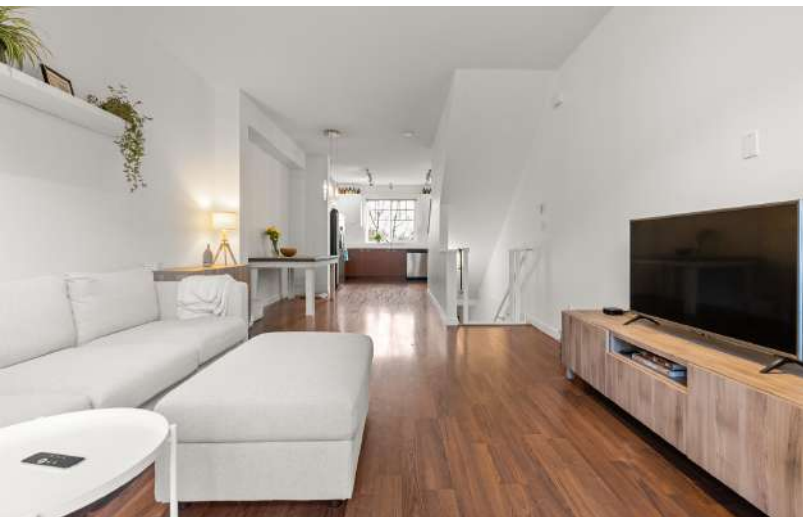


604-319-7735
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

ANNA POPPLETON

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





WALK SCORE

Walk Score
52

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score
32

Some Transit

A few nearby public transportation options.

Bike Score
65

Bikeable

Some bike Infrastructure.

COMMUTE to downtown Langley



8 min



30 min



18 min



60+ min

SCHOOL CATCHMENT

Maddaugh Elementary School (K-7)

19405-76th Avenue

Surrey, B.C., V4N 6C6

Phone: 604-283-0184

Fraser Valley Middle School (4-8)

19533 64th Avenue

Surrey, BC, V3S 4J3

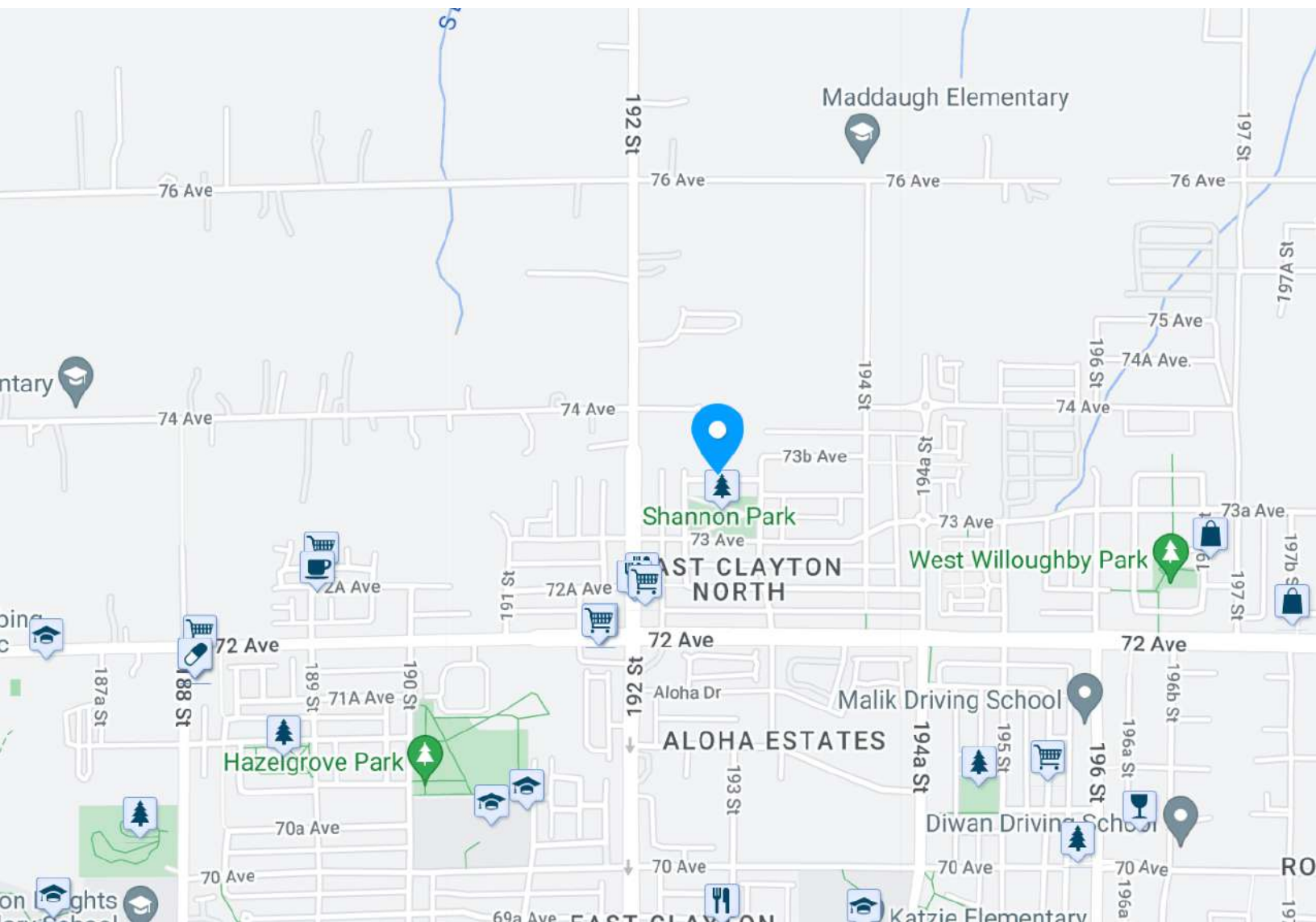
Phone: 604-427-2282

Salish Secondary School (8-12)

7278 184 Street

Surrey, B.C., V4N 5V2

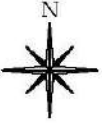
Phone: 604-235-9836



604-704-8551

info@elevationrealestate.ca

www.elevationrealestate.ca



Scan QR Code
to view Virtual Walkthrough

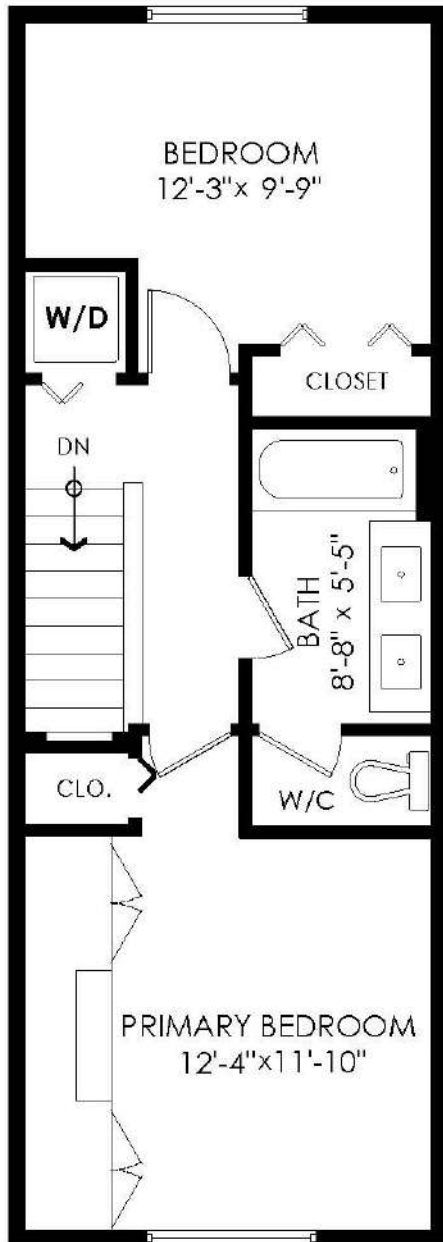
12-7348 192a St Surrey

Main Floor: 502 sq.ft.
Upper Floor: 502 sq.ft.
Lower Floor: 243 sq.ft.
Total Livable: 1,247 sq.ft.

Garage: 259 sq.ft.
Grand Total: 1,506 sq.ft.

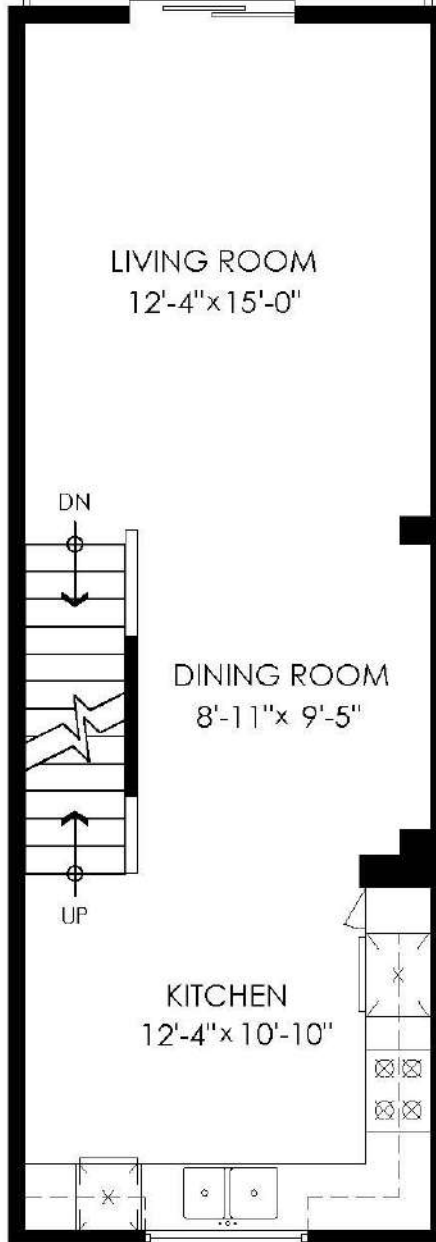
Balcony: 96 sq.ft.

BALCONY
12'-0" x 8'-0"



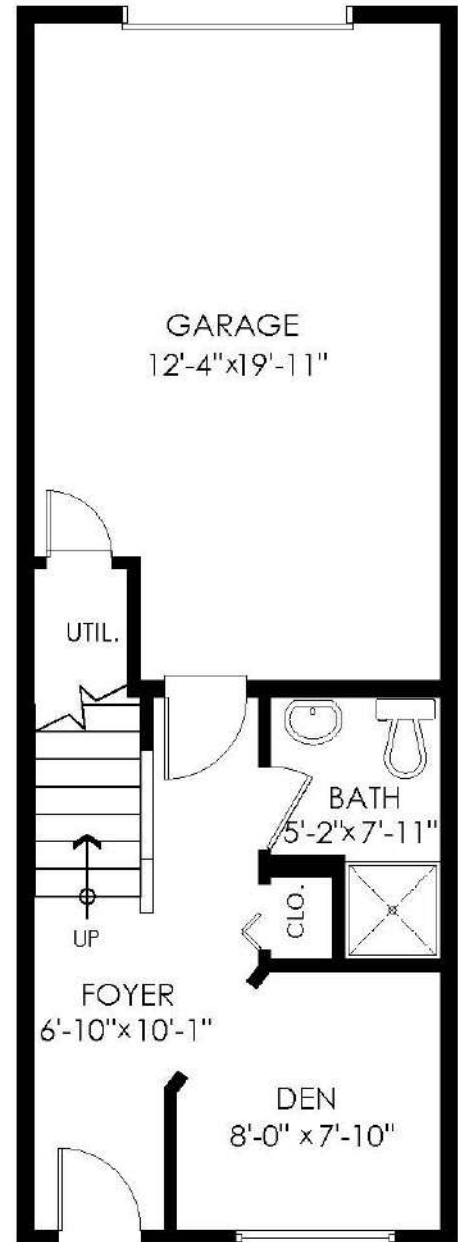
Upper Floor Plan

Floor Area: 502 sq.ft.
Ceiling Height: 8'



Main Floor Plan

Floor Area: 502 sq.ft.
Ceiling Height: 9'



Lower Floor Plan

Floor Area: 243 sq.ft.
Ceiling Height: 8'



TREELAND
REALTY



ALL THE RAGE
CREATIVE



MEASURED ON: (2023-04-26)

info@pixelworks.com www.pixelworks.com 604.329.5788

E&O Incurred. Total square foot calculated to gross unit area. \$QFT 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.

R2772446Board: F
Townhouse**12 7348 192A STREET**Cloverdale
Clayton
V4N 6J2

Residential Attached

\$749,900 (LP)(SP) 

Sold Date:
Meas. Type:
Frontage(feet):
Frontage(metres):
Depth / Size (ft.):
Sq. Footage:
Flood Plain:
View:
Complex / Subdiv:
First Nation Reserve:

If new, GST/HST inc?:
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**

Original Price: **\$749,900**
Approx. Year Built: **2010**
Age: **13**
Zoning: **RM30**
Gross Taxes: **\$2,321.30**
For Tax Year: **2022**
Tax Inc. Utilities?:
Tour: [Virtual Tour URL](#)

P.I.D.: **028-155-190**

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

Renovations:
of Fireplac... **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Single, Visitor Parking**
Dist. to Public Transit: **3 Blocks** Dist. to School Bus: **1 KM**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Lease... :
Fixtures Rmvd: :
Floor Finish: **Laminate, Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 24, PLAN BCS3728, SECTION 22, 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: **Garden, In Suite Laundry**

Site Influences: **Central Location, Greenbelt, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **502**
Finished Floor (Above): **502**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **243**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,247 sq. ft.**
Unfinished Floor: **0**

Units in Development:
Exposure:
Mgmt. Co's Name: **Associa British Columbia**
Maint Fee: **\$323.44**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: **40** Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?:

Grand Total: **1,247 sq. ft.**

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

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed: **100 %**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2**Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	6'10 x 10'1			x	1	Below	3	No
Below	Den	8'0 x 7'10			x	2	Above	4	No
Main	Living Room	12'4 x 15'0			x	3			No
Main	Dining Room	8'11 x 9'5			x	4			No
Main	Kitchen	12'4 x 10'10			x	5			No

elevation
ANNA POPPLETON
anna@elevationrealestate.ca
604-319-7735

