

3-8181 68 AVENUE

THE MAGNOLIA

LIVING AREA: 1,763 SQFT | BEDROOM: 4 | BATHROOM: 4



This spacious unit in The Magnolia lives like a home! Ideally located and overlooking a picturesque park & Adam's Road Elementary, this home is perfect for a growing family. Enjoy living in a community with friendly neighbours & well-run strata. Enough parking for 4 vehicles. Upgraded kitchen appliances, newer HW tank, & recently replaced roofing provides peace of mind. Proactive strata keeps grounds well maintained with retaining walls & new fences. Main floor features open concept living-kitchen-dining, perfect for entertaining, plus additional room to lounge and dine on the deck off the kitchen & outdoor patio downstairs. Laundry is conveniently located on the top floor with the bedrooms. South facing windows offer bright light all year round and an installed Hide-A-Hose central vacuum offers comfort and functionality. Only a 10min walk from future Skytrain/Fraser Hwy!

604-704-8551
elevationrealestate.ca

elevation
RE/MAX TREELAND REALTY

JOEL SCHACTER *PREC
TYLER SCHACTER *PREC

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







WALK SCORE

Walk Score
53

Somewhat Walkable

Some errands can be accomplished on foot

Transit Score
45

Some Transit

A few nearby public transportation options.

Bike Score
62

Very Bikeable

some biking infrastructure

COMMUTE to downtown Langley



9 min



20 min



21 min



60+ min

SCHOOL CATCHMENT

Adam's Road Elementary (K - 7)

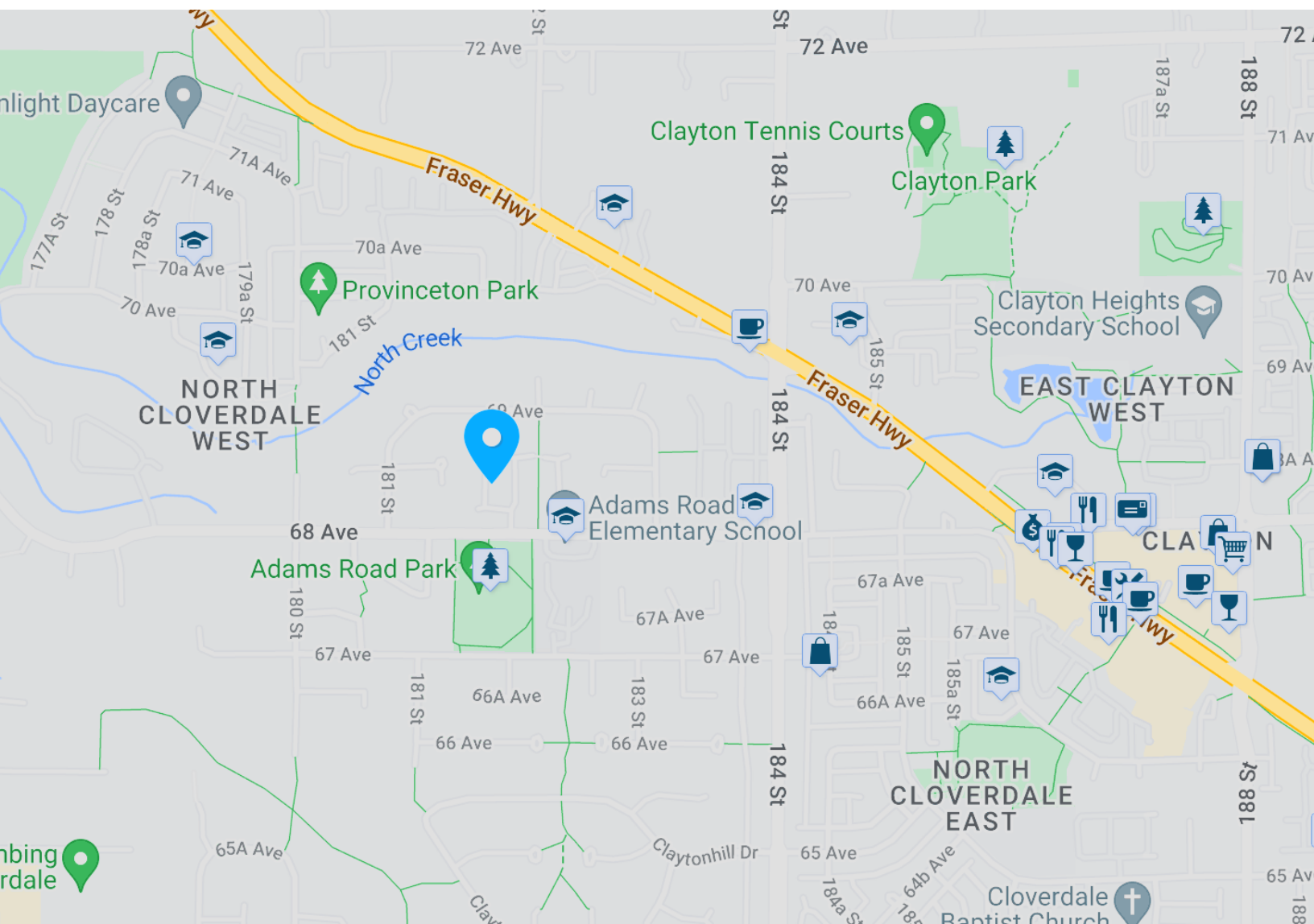
18228 68 Avenue
Surrey, BC V3S 9H5
604-595-1070

Fraser Valley School - Cloverdale (4 - 8)

17465 69 Avenue
Surrey, BC V3S 1T9
6004-427-2282

Salish Secondary (8 - 12)

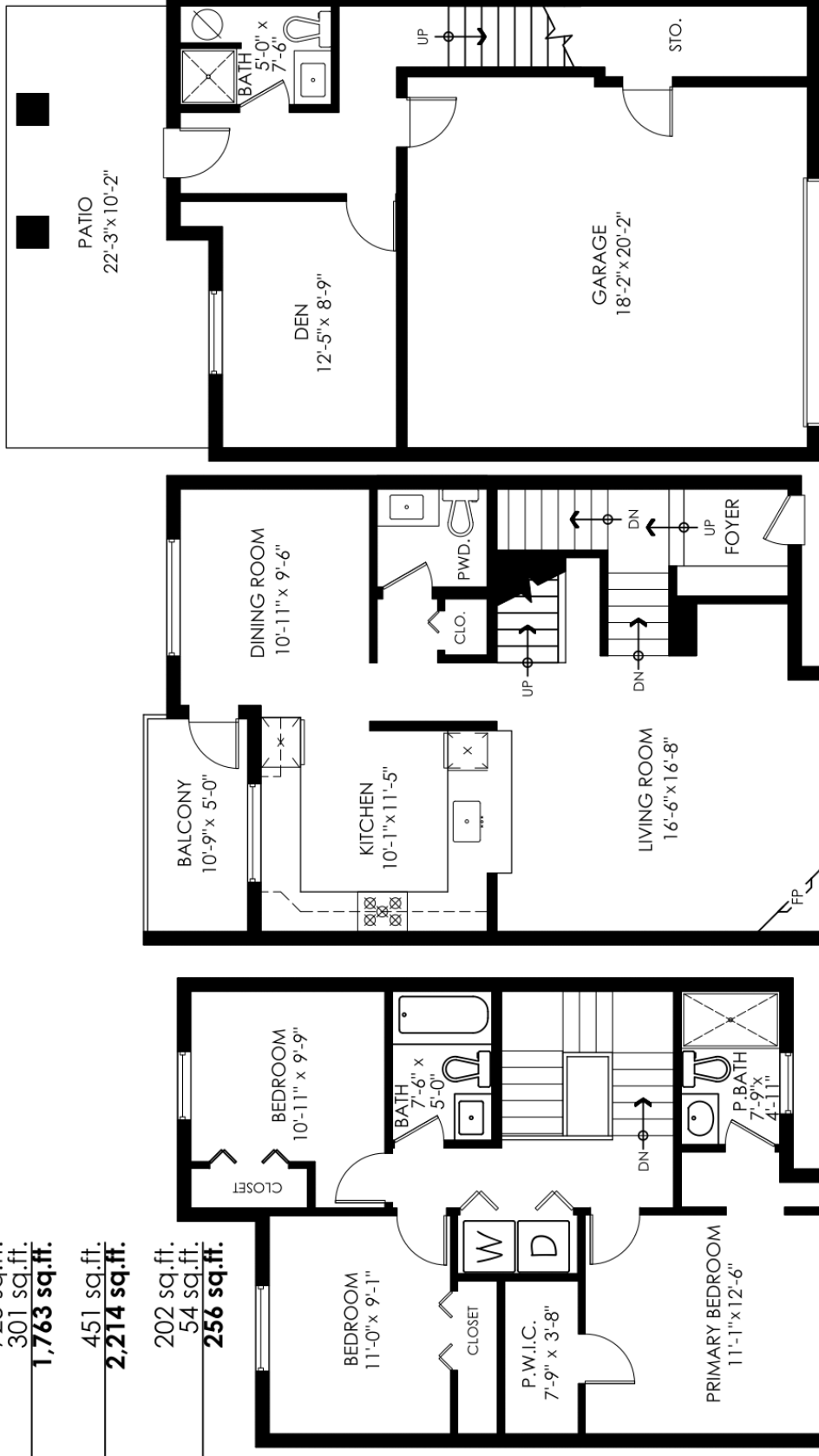
7278 184 Street
Surrey, BC V4N 5V2
604-235-9836



3-18181 68 Ave Surrey

604-704-8551
info@elevationrealestate.ca
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Main Floor:	737 sq.ft.
Upper Floor:	725 sq.ft.
Lower Floor:	301 sq.ft.
Total Livable:	1,763 sq.ft.
Garage:	451 sq.ft.
Grand Total:	2,214 sq.ft.
Patio:	202 sq.ft.
Balcony:	54 sq.ft.
Total Extras:	256 sq.ft.



Upper Floor Plan
Floor Area: 725 sq.ft.
Ceiling Height: 7'-11"

Main Floor Plan
Floor Area: 737 sq.ft.
Ceiling Height: 7'-11"

Lower Floor Plan
Floor Area: 301 sq.ft.
Ceiling Height: 9'



TRELAND
REALTY



SCALE
0' 5'

ALL THE RAGE
CREATIVE

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.

info@pixlworks.com

MEASURED ON: (2024-02-23)

www.pixlworks.com 604.329.5788



Active
R2859081
 Board: F
 Townhouse

3 18181 68 AVENUE

Cloverdale
 Cloverdale BC
 V3S 9J1

Residential Attached

\$899,900 (LP)

(SP) 



Sold Date:
 Meas. Type:
 Frontage(feet):
 Frontage(metres):
 Depth / Size (ft.):
 Sq. Footage: **0.00**
 Flood Plain:
 View: **No**
 Complex / Subdiv: **The Magnolia**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:
 Bedrooms: **4**
 Bathrooms: **4**
 Full Baths: **3**
 Half Baths: **1**
 P.I.D.: **024-841-153**

Original Price: **\$899,900**
 Approx. Year Built: **2001**
 Age: **23**
 Zoning: **RM15**
 Gross Taxes: **\$3,164.53**
 For Tax Year: **2023**
 Tax Inc. Utilities?: **No**
 Tour:

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double, Visitor Parking**
 Dist. to Public Transit: **15min walk** Dist. to School Bus: **Steps**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Lease... **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 2, PLAN LMS4258, SECTION 17, 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: **Club House, Exercise Centre, In Suite Laundry, Playground**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Built In**

Finished Floor (Main): **737**
 Finished Floor (Above): **725**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **301**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,763 sq. ft.**
 Unfinished Floor: **0**

Units in Development:
 Exposure: **South**
 Mgmt. Co's Name: **Hugh & McKinnon**
 Maint Fee: **\$526.38**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **59** Locker: **No**
 Storeys in Building: **3**
 Mgmt. Co's #: **604-531-1909**
 Council/Park Apprv?:

Grand Total: **1,763 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: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'6" x 16'8"			x	1	Main	2	No
Main	Dining Room	10'11" x 9'6"			x	2	Above	4	No
Main	Kitchen	10' x 11'5"			x	3	Above	3	Yes
Above	Primary Bedroom	11'1" x 12'6"			x	4	Below	3	No
Above	Bedroom	10'11" x 9'9"			x	5			No

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RE/MAX Treeland Realty

