



Presented by:
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RE/MAX Treeland Realty

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Active
R2326799

Board: F
Townhouse

64 18199 70 AVENUE

Cloverdale
Cloverdale BC
V3S 2N9

Residential Attached

\$659,900 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?: **Yes**
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: :

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **4**
Full Baths: **3**
Half Baths: **1**
Maint. Fee: **\$273.32**

Original Price: **\$659,900**
Approx. Year Built: **2009**
Age: **9**
Zoning: **RM-15**
Gross Taxes: **\$2,548.72**
For Tax Year: **2018**
Tax Inc. Utilities?: **No**
P.I.D.: **027-779-742**
Tour:

Complex / Subdiv: **Augusta**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Visitor Parking**

Locker:
Dist. to School Bus:
Total Units in Strata: **111**

Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
Legal: **PL BCS3003 LT 64 LD 36 SEC 17 TWP 8 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, Recreation Center**

Site Influences: **Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Smoke Alarm, Vacuum R.I.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10'9 x 8'7			x			x
Main	Living Room	13'8 x 10'9			x			x
Main	Family Room	11'3 x 18'8			x			x
Main	Kitchen	12'6 x 9'			x			x
Above	Master Bedroom	13'6 x 14'			x			x
Above	Walk-In Closet	8'6 x 4'4			x			x
Above	Bedroom	11'9 x 9'			x			x
Above	Bedroom	11'3 x 9'4			x			x
Bsmt	Recreation	17'8 x 10'9			x			x
		x			x			

Finished Floor (Main):	759	# of Rooms: 9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	766	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	433	# of Pets: 1	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total):	1,958 sq. ft.	# or % of Rentals Allowed:			4	Bsmt	3	No	Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor:	0	Basement: Fully Finished			6				
Grand Total:	1,958 sq. ft.				7				
					8				

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

RE/MAX Treeland Realty

Stunning 3 bedroom, 3 1/2 bathroom end unit Townhome with double sxs garage + room to park 2 cars in the driveway. On the ground level is the garage + a large rec room/4th bedroom and bathroom. On the main living area offers a large kitchen, family room, nook, living, dining and powder rooms. The spacious kitchen features beautiful granite countertops, a large centre island and stainless steel appliances. From the family room you have access to a new deck in the fully fenced backyard. Upstairs there are 3 bedrooms and 2 bathrooms one of which serves as the ensuite for the elegant master bedroom. Schools and shopping are nearby. Open House Dec 8th & 9th 1-3pm