



Presented by:

**Donavon Ash**

RE/MAX Treeland Realty

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**Active**  
**R2413595**Board: F  
Townhouse**22 19250 65 AVENUE**Cloverdale  
Clayton  
V4N 5R7

Residential Attached

**\$549,900** (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?:Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$223.03**Original Price: **\$549,900**  
Approx. Year Built: **2006**  
Age: **13**  
Zoning: **MF**  
Gross Taxes: **\$2,330.69**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
P.I.D.: **026-563-088**  
Tour: **Virtual Tour URL**Mgmt. Co's Name: **Associa BC**  
Mgmt. Co's Phone: **604-591-6060**View: **No :**  
Complex / Subdiv: **Sunberry Court**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **Sanitation**Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **1**Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Grge/Double Tandem, Visitor Parking**  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Vinyl/Linoleum**Maint Fee Inc: **Gardening, Management, Snow removal**  
Legal: **PL BCS1549 LT 50 LD 36 SEC 15 TWP 8 STRATA LOT AS SHOWN ON FORM V.**Amenities: **In Suite Laundry, Playground, Storage**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	20'6 x 14'8			x			x
Main	Dining Room	14'6 x 10'			x			x
Main	Kitchen	11' x 10'			x			x
Above	Master Bedroom	14'3 x 10'9			x			x
Above	Bedroom	11'11 x 9'1			x			x
Above	Bedroom	9'4 x 9'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>628</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>675</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>57</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Above</b>	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>1,360 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>			6				
Grand Total:	<b>1,360 sq. ft.</b>				7				
					8				

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

**Welcome home to Sunberry Court! With a brand new custom kitchen, all new stainless steel appliances, new laminate flooring throughout and new carpet on the stairs there is nothing left to do except move in! Fully updated end unit is located on the edge of the complex next to the community gardens and green space giving you maximum privacy and comfort! Walk in your front door to an open concept living area which flows into the kitchen and dining room seamlessly. Bonus 2 covered patios for year round BBQ's and entertaining. Upstairs you will find a large Master Bedroom featuring a spacious walk-thru closet and a gorgeous ensuite. The other 2 bedrooms have been combined to make one large bedroom but can be converted back to 2 separate rooms if desired.**