



Presented by:

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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:	Frontage (feet):	Original Price: \$549,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2006
Depth / Size (ft.):	Bedrooms: 3	Age: 13
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: MF
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,330.69
Council Apprv?:	Half Baths: 1	For Tax Year: 2019
Exposure:	Maint. Fee: \$223.03	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 026-563-088
Mgmt. Co's Name: Associa BC		Tour: Virtual Tour URL
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	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Grge/Double Tandem, Visitor Parking		Locker:
Exterior: Mixed, Vinyl			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
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: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No :	
Fuel/Heating: Electric, Natural Gas	# of Fireplaces: 1	Fixtures Rmvd: No :	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Laminate, Vinyl/Linoleum	
Type of Roof: Asphalt			

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

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

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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.