



Presented by:

Donavon Ash

RE/MAX Treeland Realty

Cell: 778-751-4447

www.elevationrealestate.ca

donavon@elevationrealestate.ca

**Active**
R2440667Board: F
Townhouse**78 19505 68A AVENUE**Cloverdale
Clayton
V4N 6K3

Residential Attached

\$509,900 (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?:
Mgmt. Co's Name:
Mgmt. Co's Phone:Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$206.95**Original Price: **\$509,900**
Approx. Year Built: **2010**
Age: **10**
Zoning: **MF**
Gross Taxes: **\$1,823.42**
For Tax Year: **2019**
Tax Inc. Utilities?: **No**
P.I.D.: **028-467-396**
Tour: **Virtual Tour URL**View: **No :**
Complex / Subdiv: **Clayton Rise**
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **Sanitation**Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Other, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **0**Total Parking: Covered Parking: **1** Parking Access:
Parking: **Carport & Garage**

Locker: **N**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**

Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Wall/Wall/Mixed**Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**
Legal: **STRATA LOT 46 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3748 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, Pool; Outdoor**Site Influences: **Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'11"			x			x
Main	Kitchen	14'3 x 12'9"			x			x
Main	Dining Room	13'12 x 7'3"			x			x
Above	Master Bedroom	11'1 x 12'			x			x
Above	Bedroom	12' x 10'7"			x			x
Below	Foyer	4' x 7'1"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	471	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	482	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below):	90	Restricted Age:			2			No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total):	1,043 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5			No	Grg Dr Ht:
Unfinished Floor:	0	Basement: None			6			No	
Grand Total:	1,043 sq. ft.				7			No	
					8			No	

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

Clayton Rise! Welcome to this 2 bedroom 1 bathroom townhome perfect for an Investor or First Time Home Buyer! Enjoy the open concept layout with BRAND NEW flooring throughout the whole house including new carpet on the stairs and in the bedrooms! The single car garage is oversized and fits most large pick up trucks, you will also find a covered car port and driveway to accommodate an additional vehicle! Enjoy your front yard that faces onto green space for added privacy! Extremely well run strata including RESORT STYLE amenities including an OUTDOOR POOL, GYM, & 2 RECREATIONAL BUILDINGS with THEATER and FLOOR HOCKEY. Very centrally located, just steps away from Katzie Elementary, also within walking distance of Willowbrook Mall & so much more! Pets & rentals allowed.