



Presented by:  
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**Active**  
**R2467892**

Board: F  
 Townhouse

**#70 19097 64 AVENUE**

Cloverdale  
 Cloverdale BC  
 V3S 6X5

Residential Attached

**\$649,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$649,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2015</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>5</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>RM-30</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,592.66</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$191.35</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>029-571-774</b>
Mgmt. Co's Name: <b>Harbourside Property Mgmt</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>778-590-5500</b>		
View: :		
Complex / Subdiv: <b>The Heights</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sanitation</b>		
Sewer Type:		

Style of Home: <b>3 Storey, End Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double, Visitor Parking</b>		
Exterior: <b>Fibre Cement Board, Mixed, Vinyl</b>			Locker:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>Across FraserHw</b>	Dist. to School Bus: <b>4 BLKS</b>
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata: <b>76</b>
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b>		Floor Finish: <b>Laminate, Wall/Wall/Mixed</b>	
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Gardening, Management**  
 Legal: **STRATA LOT 15, PLAN EPS2600, SECTION 9&16, 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, In Suite Laundry, Playground**

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	Great Room	19' x 14'6			x			x
Main	Kitchen	12' x 10'6			x			x
Above	Master Bedroom	15' x 13'			x			x
Above	Bedroom	10' x 12'6			x			x
Above	Bedroom	8'6 x 13'			x			x
Above	Walk-In Closet	5' x 6'6			x			x
Below	Foyer	3'6 x 5'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>691</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>725</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>108</b>	Restricted Area:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	Above	4	No	Pool:
Finished Floor (Total): <b>1,524 sq. ft.</b>	# or % of Rentals Allowed:			4			No	Garage Sz: <b>18'9x28'</b>
	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5			No	Grg Dr Ht:
Unfinished Floor: <b>0</b>				6			No	
Grand Total: <b>1,524 sq. ft.</b>	Basement: <b>None</b>			7			No	
				8			No	

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

**Welcome to the Heights!!! This 3 bd, 2.5 bath, end-unit, double garage is one of the largest units in the complex. Many updates include, new painted and new vinyl plank flooring, quartz countertops, stainless steel appliances, epoxy coated garage floor and it is situated on the inner part of the complex with a large yard that also backs on to the communal green space. Centrally located and less than a 5 minute drive to shopping, restaurants, parks, schools and Willowbrook mall. This is a must see as it is one of the most desirable units in the complex!!!**