

# 356-6758 188 STREET

2 BEDROOM | 2 BATHROOM

LOT SIZE: 51,401 SQFT | LIVING AREA: 2,506 SQFT



604-533-3491  
info@elevationrealestate.ca  
elevationrealestate.ca

JOEL & TYLER SCHACTER  
**elevation**  
RE/MAX TREELAND REALTY

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage



# CALERA AT CLAYTON VILLAGE

Best location in town!

Walk to everything, including the future Skytrain station, from this bright and efficient 2 bedroom unit. The stylish kitchen features quartz counter tops, ample cabinetry, an island with eating bar and upgraded stainless steel appliances. You'll love the updated laminate flooring and carpet in the bedrooms, plus a spacious covered deck with a view to the South-West. Building amenities include a charming courtyard, a clubhouse, bike room and full gym. This unit includes 2 parking stalls and a storage locker! Just steps from Clayton's shopping centre and close to elementary and secondary schools, plus the new Clayton Community Centre.







elevation  
REAL ESTATE GROUP



# WALK SCORE

Walk Score  
**64**

**Somewhat Walkable**  
Some errands can be accomplished on foot.

Transit Score  
**44**

**Some Transit**  
A few nearby public transportation options

Bike Score  
**72**

**Very Bikeable**  
Flat as a pancake, some bike lanes

Commute to **Downtown Langley**



8 min



14 min



17 min



53 min

## SCHOOL CATCHMENT

### Hazeltown Elementary

7057 191 Street  
Surrey BC V4N 6E5  
(604) 574-0044

### Clayton Heights Secondary

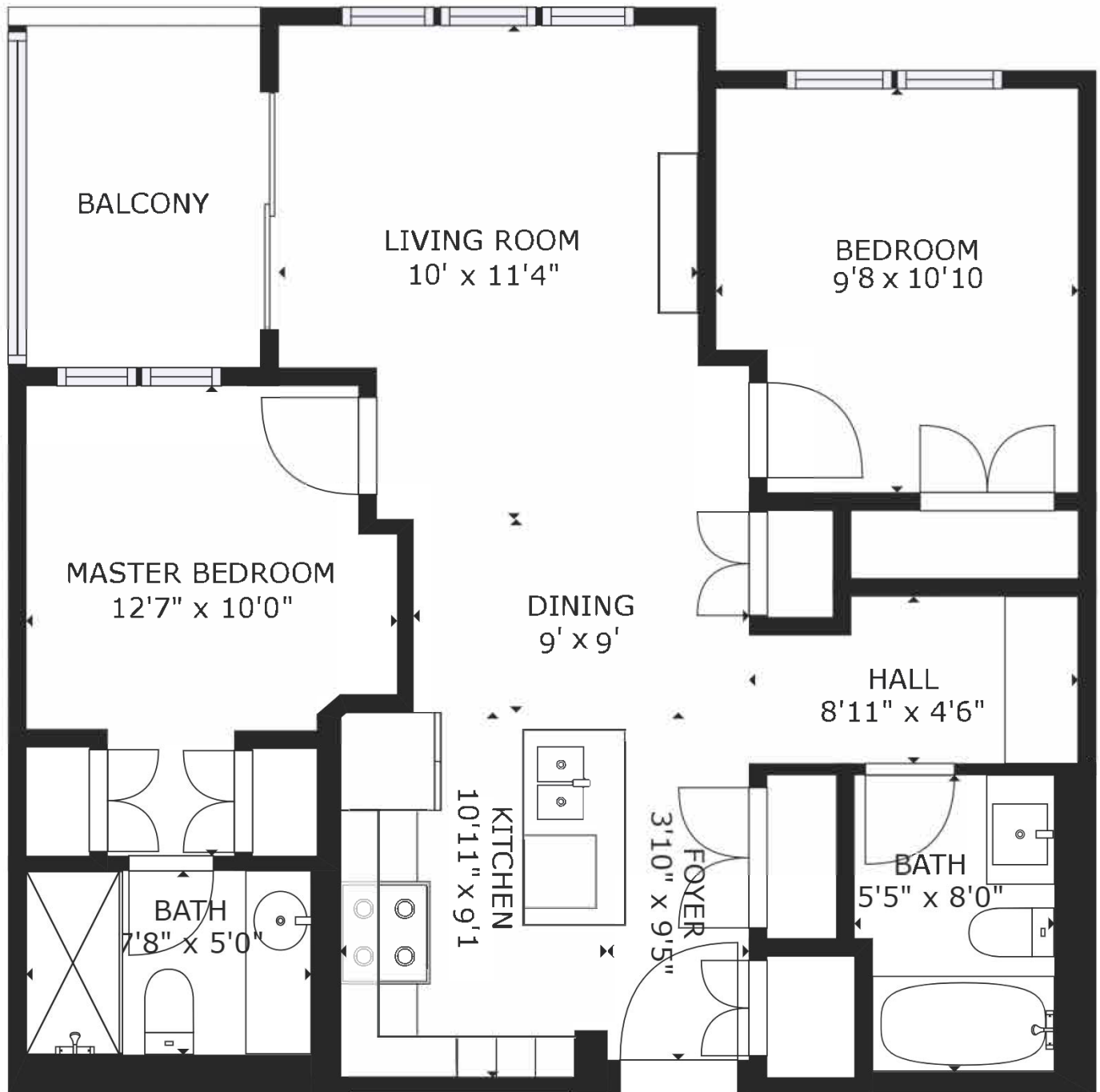
7003 188 Street  
Surrey, BC V4N 3G6  
(604) 576-4138



**elevation**  
REAL ESTATE GROUP



# FLOOR PLAN



## FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 711 sq ft  
TOTAL: 711 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



For a 3D virtual walkthrough, visit:

<https://www.elevationrealestate.ca/our-properties/356-6758-188-street>



604-533-3491 | [INFO@ELEVATIONREALESTATE.CA](mailto:INFO@ELEVATIONREALESTATE.CA) | [WWW.ELEVATIONREALESTATE.CA](http://WWW.ELEVATIONREALESTATE.CA)



# MLS INFORMATION

<b>Active</b> <b>R2527508</b> Board: F Apartment/Condo		<b>356 6758 188 STREET</b> Cloverdale Clayton V4N 6K2		Residential Attached <b>\$399,900 (LP)</b> (SP) 																																																																																																				
		Sold Date: _____ Frontage (feet): _____ Original Price: <b>\$399,900</b> Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: <b>2010</b> Depth / Size (ft.): _____ Bedrooms: <b>2</b> Age: <b>11</b> Lot Area (sq.ft.): <b>0.00</b> Bathrooms: <b>2</b> Zoning: <b>CD</b> Flood Plain: _____ Full Baths: <b>2</b> Gross Taxes: <b>\$1,747.20</b> Council Apprv?: _____ Half Baths: <b>0</b> For Tax Year: <b>2020</b> Exposure: <b>West</b> Maint. Fee: <b>\$314.00</b> Tax Inc. Utilities?: <b>No</b> If new, GST/HST inc?: _____ P.I.D.: <b>028-290-585</b> Mgmt. Co's Name: <b>TRIBE MANAGEMENT INC.</b> Tour: _____ Mgmt. Co's Phone: <b>604-343-2601</b> View: <b>No :</b> Complex / Subdiv: <b>CALERA</b> Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b> Sewer Type: <b>Sanitation</b>																																																																																																						
		Style of Home: <b>Inside Unit</b> Construction: <b>Frame - Wood</b> Exterior: <b>Mixed, Stone, Vinyl</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: <b>Full</b> Renovations: _____ Water Supply: <b>City/Municipal</b> Fireplace Fuel: _____ Fuel/Heating: <b>Baseboard, Electric</b> Outdoor Area: <b>Balcony(s)</b> Type of Roof: <b>Asphalt</b>																																																																																																						
		Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: _____ Parking: <b>Garage; Underground</b> Locker: _____ Dist. to Public Transit: _____ Units in Development: _____ Title to Land: <b>Freehold Strata</b> Property Disc.: <b>Yes</b> Fixtures Leased: _____ Fixtures Rmvd: _____ Floor Finish: <b>Laminate, Tile, Wall/Wall/Mixed</b>																																																																																																						
		Reno. Year: _____ R.I. Plumbing: _____ Metered Water: _____ R.I. Fireplaces: _____ # of Fireplaces: <b>0</b>																																																																																																						
		Dist. to School Bus: _____ Total Units in Strata: <b>77</b>																																																																																																						
Maint Fee Inc: <b>Garbage Pickup, Gardening, Hot Water, Management, Snow removal</b> Legal: <b>STRATA LOT 127 SECTION 16 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS3888TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V</b> Amenities: <b>Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry</b>																																																																																																								
Site Influences: <b>Central Location, Recreation Nearby, Shopping Nearby</b> Features: <b>ClthWsh/Dryr/Frdg/Stve/DW</b>																																																																																																								
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>10' x 11'4</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>10'11 x 9'1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>9' x 9'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Master Bedroom</td> <td>12'7 x 10'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>9'8 x 10'10</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Nook</td> <td>6'4 x 4'5</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> </tr> </tbody> </table>						Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	Main	Living Room	10' x 11'4							Main	Kitchen	10'11 x 9'1							Main	Dining Room	9' x 9'							Main	Master Bedroom	12'7 x 10'							Main	Bedroom	9'8 x 10'10							Main	Nook	6'4 x 4'5									x			x			x			x			x			x			x			x			x			x			x			x
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions																																																																																																
Main	Living Room	10' x 11'4																																																																																																						
Main	Kitchen	10'11 x 9'1																																																																																																						
Main	Dining Room	9' x 9'																																																																																																						
Main	Master Bedroom	12'7 x 10'																																																																																																						
Main	Bedroom	9'8 x 10'10																																																																																																						
Main	Nook	6'4 x 4'5																																																																																																						
		x			x			x																																																																																																
		x			x			x																																																																																																
		x			x			x																																																																																																
		x			x			x																																																																																																
<table border="1"> <thead> <tr> <th>Finished Floor (Main):</th> <th>762</th> <th># of Rooms: 6</th> <th># of Kitchens: 1</th> <th># of Levels: 1</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> <th>Outbuildings</th> </tr> </thead> <tbody> <tr> <td>Finished Floor (Above):</td> <td>0</td> <td colspan="3">Crawl/Bsmt. Height:</td> <td>1</td> <td>Main</td> <td>4</td> <td>No</td> <td>Barn:</td> </tr> <tr> <td>Finished Floor (Below):</td> <td>0</td> <td colspan="3">Restricted Age:</td> <td>2</td> <td>Main</td> <td>3</td> <td>Yes</td> <td>Workshop/Shed:</td> </tr> <tr> <td>Finished Floor (Basement):</td> <td>0</td> <td colspan="3"># of Pets: 2 Cats: Yes Dogs: Yes</td> <td>3</td> <td></td> <td></td> <td>No</td> <td>Pool:</td> </tr> <tr> <td>Finished Floor (Total):</td> <td>762 sq. ft.</td> <td colspan="3"># or % of Rentals Allowed:</td> <td>4</td> <td></td> <td></td> <td>No</td> <td>Garage Sz:</td> </tr> <tr> <td></td> <td></td> <td colspan="3">Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b></td> <td>5</td> <td></td> <td></td> <td>No</td> <td>Grg Dr Ht:</td> </tr> <tr> <td>Unfinished Floor:</td> <td>0</td> <td colspan="3">Basement: None</td> <td>6</td> <td></td> <td></td> <td>No</td> <td></td> </tr> <tr> <td>Grand Total:</td> <td>762 sq. ft.</td> <td colspan="3"></td> <td>7</td> <td></td> <td></td> <td>No</td> <td></td> </tr> <tr> <td></td> <td></td> <td colspan="3"></td> <td>8</td> <td></td> <td></td> <td>No</td> <td></td> </tr> </tbody> </table>						Finished Floor (Main):	762	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:	Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:	Finished Floor (Basement):	0	# of Pets: 2 Cats: Yes Dogs: Yes			3			No	Pool:	Finished Floor (Total):	762 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:			Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5			No	Grg Dr Ht:	Unfinished Floor:	0	Basement: None			6			No		Grand Total:	762 sq. ft.				7			No							8			No										
Finished Floor (Main):	762	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings																																																																																															
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:																																																																																															
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:																																																																																															
Finished Floor (Basement):	0	# of Pets: 2 Cats: Yes Dogs: Yes			3			No	Pool:																																																																																															
Finished Floor (Total):	762 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:																																																																																															
		Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5			No	Grg Dr Ht:																																																																																															
Unfinished Floor:	0	Basement: None			6			No																																																																																																
Grand Total:	762 sq. ft.				7			No																																																																																																
					8			No																																																																																																
Listing Broker(s): <b>RE/MAX Treeland Realty</b> <b>RE/MAX Treeland Realty</b>																																																																																																								
<b>Best location in town: Calera at Clayton Village. Walk to everything, including the future Skytrain station, from this bright and efficient 2 bedroom unit. The stylish kitchen features quartz counter tops, ample cabinetry, an island with eating bar and upgraded stainless steel appliances. You'll love the updated laminate flooring and carpet in the bedrooms, plus a spacious covered deck with a view to the South-West. Building amenities include a charming courtyard, a clubhouse, bike room and full gym. This unit includes 2 parking stalls and a storage locker! Just steps from Clayton's shopping centre and close to elementary and secondary schools, plus the new Clayton Community Centre.</b>																																																																																																								

REA Full Public The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'.

