

# 408-6438 195A STREET

2 BEDROOM | 2 BATHROOM  
LIVING AREA: 817 SQFT



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

DONAVON ASH  
elevation  
RE/MAX TREELAND REALTY



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



# YALE BLOC 2

This Top Floor Corner Unit in YALE BLOC 2 is the home you have been waiting for! The 11 Ft. Ceilings and Fantastic Mountain Views make this 2 bed 2 bath condo feel open and inviting! The Modern white and grey kitchen with Quartz Counters and striking marble tile backsplash, S/S appliances, and custom built in corner cabinets provide a modern elegance to this home! Bonus 2 parking stalls which can easily both fit large trucks and a storage locker! Bring your pets with 2 dogs (up to 80 lbs) or 2 cats allowed! Walk to shopping, recreation and more! Better than new and NO GST!









## WALK SCORE

Walk Score  
**84**

### Very Walkable

Most errands can be accomplished on foot

Transit Score  
**56**

### Good Transit

Many nearby public transportation options

Bike Score  
**66**

### Bikeable

Some bike infrastructure



## COMMUTE TO...

### Downtown Langley

 4 min

 14 min

 9 min

 30 min



## SCHOOL CATCHMENT

### Latimer Road Elementary

19233 60 Avenue  
Surrey, BC V3S 2T5  
(604) 576-9184

### Clayton Heights Secondary

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



elevation  
REAL ESTATE GROUP



# MLS INFORMATION

<b>Active</b> <b>R2533412</b> Board: F Apartment/Condo		<b>408 6438 195A STREET</b> Cloverdale Clayton V4N 6R5		Residential Attached <b>\$459,900 (LP)</b> (SP) 																																																																																																
		Sold Date: Meas. Type: Depth / Size (ft.): Lot Area (sq.ft.): <b>0.00</b> Flood Plain: Council Apprv?: Exposure: <b>South</b> If new, GST/HST inc?: Mgmt. Co's Name: <b>First Service Residential</b> Mgmt. Co's Phone: <b>855-273-1967</b> View: <b>Yes: Mount Baker</b> Complex / Subdiv: <b>YALE BLOC 2</b> Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> Sewer Type: <b>City/Municipal</b>		Frontage (feet): Frontage (metres): Bedrooms: <b>2</b> Bathrooms: <b>2</b> Full Baths: <b>2</b> Half Baths: <b>0</b> Maint. Fee: <b>\$274.55</b>		Original Price: <b>\$459,900</b> Approx. Year Built: <b>2018</b> Age: <b>3</b> Zoning: <b>CD</b> Gross Taxes: <b>\$1,934.33</b> For Tax Year: <b>2020</b> Tax Inc. Utilities?: P.I.D.: <b>030-549-817</b> Tour: <b>Virtual Tour URL</b>																																																																																														
		Style of Home: <b>End Unit, Penthouse</b> Construction: <b>Frame - Wood</b> Exterior: <b>Brick, Mixed</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: Renovations: Water Supply: <b>City/Municipal</b> Fireplace Fuel: Fuel/Heating: <b>Electric</b> Outdoor Area: <b>Balcony(s)</b> Type of Roof: <b>Torch-On</b>		Reno. Year: R.I. Plumbing: Metered Water: R.I. Fireplaces: # of Fireplaces: <b>0</b>		Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: Parking: <b>Garage; Underground, Visitor Parking</b> Locker: <b>Y</b> Dist. to Public Transit: Units in Development: Title to Land: <b>Freehold Strata</b> Property Disc.: <b>Yes</b> Fixtures Leased: <b>No</b> Fixtures Rmvd: <b>No</b> Floor Finish: <b>Laminate, Tile, Wall/Wall/Mixed</b>																																																																																														
		Maint Fee Inc: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility</b> Legal: <b>PLAN #EPS3429, STRATA LOT 120, SECTION 15, TOWNSHIP 8</b>		Amenities: <b>Club House, In Suite Laundry, Recreation Center, Storage</b>		Site Influences: <b>Central Location, Recreation Nearby, Shopping Nearby</b> Features: <b>CltHwsh/Dryr/Frdg/Stve/DW, Microwave</b>																																																																																														
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Finished Floor (Main): <b>817</b> Finished Floor (Above): <b>0</b> Finished Floor (Below): <b>0</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>817 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>817 sq. ft.</b>		# of Rooms: <b>6</b> # of Kitchens: <b>1</b> # of Levels: <b>1</b> Crawl/Bsmt. Height: Restricted Age: # of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b> # or % of Rentals Allowed: Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b> Basement: <b>None</b>		Bath: <b>1</b> Floor: <b>Main</b> # of Pieces: <b>4</b> Ensuite?: <b>No</b> <b>2</b> <b>Main</b> <b>3</b> <b>Yes</b> <b>3</b> <b>No</b> <b>4</b> <b>No</b> <b>5</b> <b>No</b> <b>6</b> <b>No</b> <b>7</b> <b>No</b> <b>8</b> <b>No</b>		Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:																																																																																														
Listing Broker(s): <b>RE/MAX Treeland Realty</b> <b>RE/MAX Treeland Realty</b>																																																																																																				
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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'.