

# 321-17769 57 AVENUE

## CLOVERDOWNS ESTATES

1 BEDROOM | 1 BATHROOM | LIVING AREA: 600 SQFT



This beautiful 1 Bed plus den unit Cloverdowns Estates is a terrific opportunity for first time buyers, or downsizers! Well-kept and immaculate, this bright, south-facing unit features granite kitchen counters with a breakfast bar, stainless steel appliances with BRAND NEW Dishwasher, living room with an electric fireplace and A/C in the den, and laminate floors! Amenties include guest suite, games room and fitness centre, bike room and storage unit. Located in the heart of Cloverdale, it is a walking distance to shopping, transit, restaurants, bars and highway access.



604-704-8551  
elevationrealestate.ca

**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**KIM DOMINGO**

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



## WALK SCORE

Walk Score

74

### Somewhat Walkable

Some errands can be accomplished on foot

Transit Score

43

### Good Transit

Many nearby public transportation options

Bike Score

84

### Bikeable

Some bike infrastructure

## COMMUTE to downtown Cloverdale



1 min



2 min



2 min



5 min

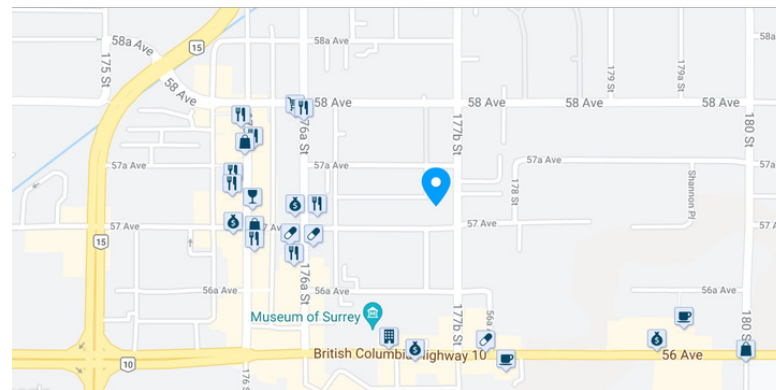
## SCHOOL CATCHMENT

### Martha Curie Elementary (K- Grade 7)

5811 184 Street  
Surrey, BC V3S 4N2  
(604-576-8551)

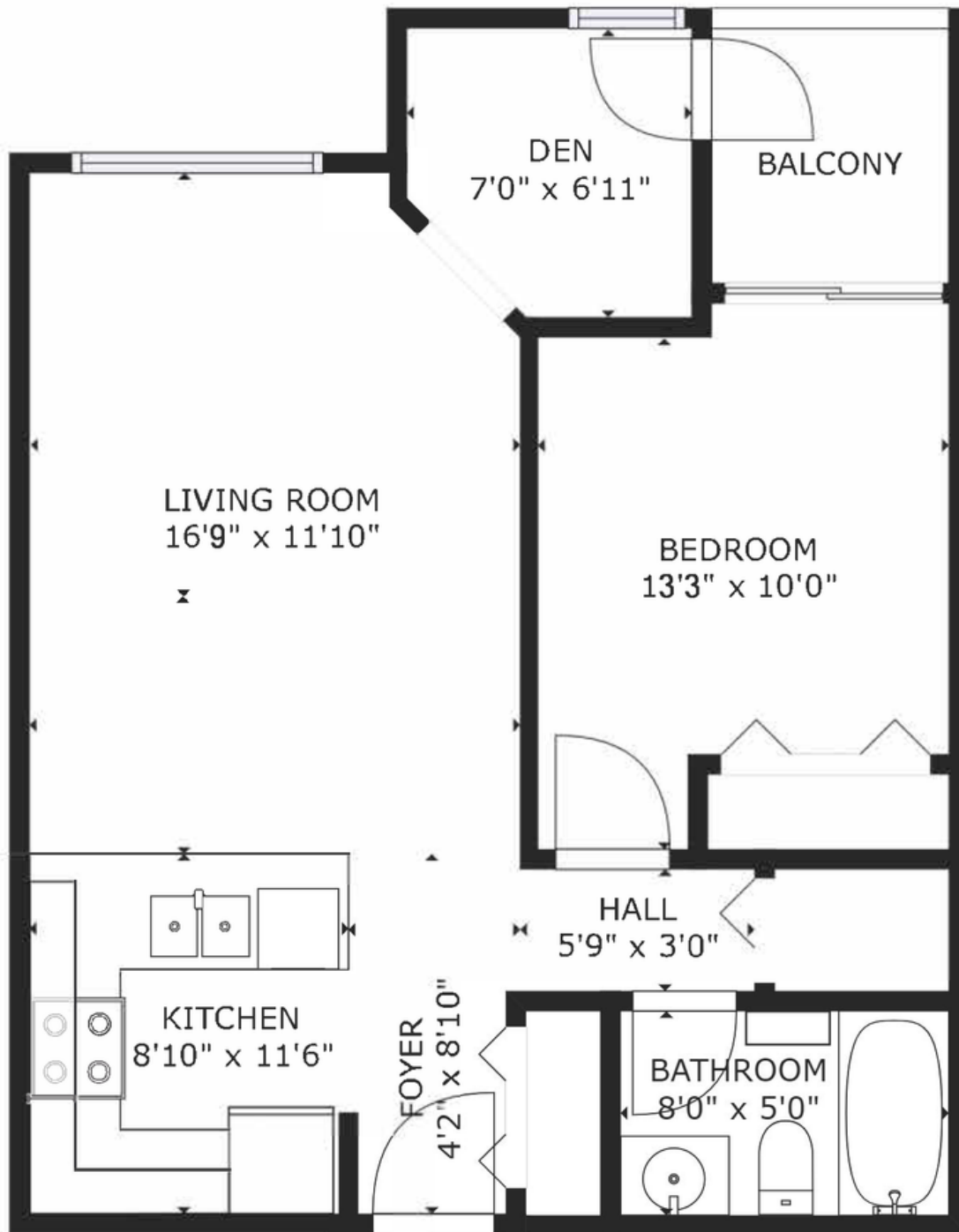
### Lord Tweedsmuir Secondary (Grade 8-12)

6151 180 Street  
Surrey, BC V3S 4L5  
(604) 574-7407









FLOOR 1

GROSS INTERNAL AREA

FLOOR 1: 600 sq. ft

TOTAL: 600 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Active**  
**R2602476**  
 Board: F  
 Apartment/Condo

## 321 17769 57 AVENUE

Cloverdale  
 Cloverdale BC  
 V3S 1H1

Residential Attached

**\$398,000** (LP)

(SP) 



Sold Date: If new, GST/HST inc?:  
 Meas. Type: Bedrooms: **1**  
 Frontage(feet): Bathrooms: **1**  
 Frontage(metres): Full Baths: **1**  
 Depth / Size (ft.): Half Baths: **0**  
 Sq. Footage: **0.00**  
 Flood Plain: P.I.D.: **027-977-480**  
 View: **No**  
 Complex / Subdiv: **Cloverdowns Estates**  
 Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit, Bachelor/Studio**  
 Construction: **Frame - Metal**  
 Exterior: **Brick, Mixed, Vinyl**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen: **Full**  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground, Visitor Parking**  
 Dist. to Public Transit: **1 Block** Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **Yes: Wire shelf in Living Room beside the TV**  
 Floor Finish: **Laminate, Mixed, Carpet**

Legal: **STRATA LOT 64 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3511**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>600</b>	Units in Development:	Tot Units in Strata: <b>91</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>South</b>	Stores in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Associa</b>	Mgmt. Co's #: <b>604-591-6060</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$219.55</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal</b>		
Finished Floor (Total): <b>600 sq. ft.</b>			
Unfinished Floor: <b>0</b>			

Grand Total: <b>600 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed: <b>10%</b>		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: <b>Yes</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>Allowed</b>		
# of Levels: <b>1</b>			
# of Rooms: <b>4</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'09 x 11'10			x	1	Main	4	No
Main	Kitchen	11'06 x 8'10			x	2			No
Main	Master Bedroom	13'3 x 10'			x	3			No
Main	Den	7' x 6'11			x	4			No
		x			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

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'.

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SCAN THE URL CODE FOR THE DIGITAL FEATURE SHEET

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