



Presented by:  
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**Active** **41 19560 68 AVENUE** Residential Attached  
**R2422582** Cloverdale **\$555,000** (LP)   
 Board: F Clayton **(SP)**   
 Townhouse V4N 5Y5



Sold Date: Frontage (feet): Original Price: **\$555,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2009**  
 Depth / Size (ft.): Bedrooms: **3** Age: **10**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MR**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,646.98**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2019**  
 Exposure: Maint. Fee: **\$261.79** Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: P.I.D.: **027-799-883**  
 Mgmt. Co's Name: **STRATACO** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-294-4141**  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas**  
 Sewer Type: **City/Municipal**

Style of Home: **Basement Entry** Total Parking: Covered Parking: **2** Parking Access:  
 Construction: **Frame - Wood** Parking: **Tandem Parking** Locker:  
 Exterior: **Vinyl** Dist. to Public Transit:  
 Foundation: **Concrete Perimeter** Reno. Year: Dist. to School Bus:  
 Rain Screen: R.I. Plumbing: Total Units in Strata:  
 Renovations: Metered Water:  
 Water Supply: **City/Municipal** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural** # of Fireplaces: **1** Property Disc.: **Yes**  
 Fuel/Heating: **Baseboard, Electric** Fixtures Leased: :  
 Outdoor Area: **Balcony(s)** Fixtures Rmvd: :  
 Type of Roof: **Asphalt** Floor Finish:

Maint Fee Inc: **Gardening, Management**  
 Legal: **STRATA LOT 41, PLAN BCS3297, SECTION 15, 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: **In Suite Laundry**

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 13'7			x			x
Main	Dining Room	17'4 x 10'			x			x
Main	Den	5'10 x 8'7			x			x
Main	Kitchen	17'4 x 13'9			x			x
Above	Bedroom	8'9 x 12'10			x			x
Above	Bedroom	8' x 8'6			x			x
Above	Master Bedroom	14'11 x 14'8			x			x
Below	Office	6'5 x 12'1			x			x
					x			x
					x			x

Finished Floor (Main): <b>691</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>738</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>281</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>1,710 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions</b>			5				Grg Dr Ht:
Grand Total: <b>1,710 sq. ft.</b>	Basement: <b>Part</b>			6				
				7				
				8				

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court Order sale 3 Level T-home in Solana in Clayton Heights. 3 bedrooms, 2.5 baths, great starter home. Allow time for showings. OPEN HOUSE SUNDAY DECEMBER 8TH 2-4PM**