



Presented by:  
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**Active**  
**R2256798**

Board: F  
1/2 Duplex

**7213 190TH STREET**

Cloverdale  
Clayton  
V4N 6L8

Residential Attached

**\$750,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.): **99**  
Lot Area (sq.ft.): **2,363.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:  
View: :  
Complex / Subdiv:

Frontage (feet): **24.00**  
Frontage (metres): **7.32**  
Bedrooms: **4**  
Bathrooms: **4**  
Full Baths: **3**  
Half Baths: **1**  
Maint. Fee:

Original Price: **\$838,888**  
Approx. Year Built: **2011**  
Age: **7**  
Zoning: **RESD**  
Gross Taxes: **\$2,940.49**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **027-857-883**  
Tour:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick, Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s), Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

Maint Fee Inc:

Legal: **LOT 2 SECTION 21 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP40285**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'6"	Bsmt	Living Room	18' x 17'			x
Main	Kitchen	10' x 10'2"	Bsmt	Dining Room	10' x 5'			x
Main	Dining Room	10'5 x 9'6"	Bsmt	Bedroom	10' x 10'			x
Main	Den	11' x 9'	Bsmt	Storage	7' x 3'6"			x
Above	Master Bedroom	17' x 14'	Bsmt	Laundry	5' x 3'			x
Above	Bedroom	12' x 12'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Walk-In Closet	6' x 4'			x			x
Above	Laundry	5'6 x 3'			x			
Above	Loft	7' x 7'			x			

Finished Floor (Main): **838**  
Finished Floor (Above): **930**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **837**  
Finished Floor (Total): **2,605 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,605 sq. ft.**

# of Rooms: **15** # of Kitchens: **1** # of Levels: **3**  
Crawl/Bsmt. Height:  
Restricted Age:  
# of Pets: Cats: Dogs:  
# or % of Rentals Allowed:  
Bylaws:  
Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	4	No
4	Bsmt	4	No
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

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

**RE/MAX Masters Realty**

**The one you've been waiting for. This 2,600 sq. ft. 1/2 duplex family home in a desirable Clayton Neighbourhood has 3 levels with fully finished walk out basement. Upper floor has 3 bedrooms with loft area for computer desk. Beautiful full 9' high Maple kitchen w/granite counter tops and new appliances. Bsmt has 1 bdrm, bath and separate laundry, great nanny or in-law suite. Exterior has beautiful brick siding and a palm tree in the front yard and fully fenced back yard. Close to all amenities. Don't miss this opportunity.**