



Presented by:
Luis Ayala PREC*
 Sutton Group West Coast Realty
 Phone: 604-551-4418 Cell: 604-551-4418
 Email: layala@sutton.com
 Website: www.luisayala.ca



Cloverdale, Clayton Residential Attached
111 18777 68A AV, V4N 0Z7 **Active**
MLS# F1410136



List Price:	\$280,000	Previous Price:	
		Original Price:	\$280,000
Subdiv/Complex: Compass			
Frontage:	0.00	Approx Yr Blt:	2008
Depth/Size:		PID:	027-640-043
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	6
Stories in Bldg:		Zoning:	RES
Flood Plain:		Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:		Full Baths:	2
Fixt Removed:		Half Baths:	0
View:	N	Taxes:	\$1,849 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Reqd:	

Style of Home:	3 Storey			Total Parking:	Covered Parking:	2	
Construction:	Frame - Wood			Parking Access:			
Foundation:	Concrete Slab			Parking Facilities:	Grge/Double Tandem		
Exterior:	Vinyl, Wood						
Rain Screen:		R/I Plumbing:					
Type of Roof:	Asphalt			Dist to Public Trans:	1	Dist to School/Bus:	1
Renovations:		Reno Year:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Wall/Wall/Mixed			Locker:			
Water Supply:	City/Municipal			Possession:			
Heat/Fuel:	Baseboard, Electric, Forced Air			Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural			Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)						
				Property Disclosure:	N - Foreclosure		
Mngmt Co:	Alliance			Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-893-1721	Maint Fee:	\$128.00				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Management

Legal: PL BCS2571 LT 88 LD 36 SEC 16 TWP 8

Amenities: In Suite Laundry, Playground

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'2 X 12'						
Main F.	Kitchen	12' X 11'11						
Main F.	Dining	11' X 10'10						
Above	Master Bedroom	13'8 X 12'10						
Above	Bedroom	11'8 X 11'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	531	Finished Levels:	3	1	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	531	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	85			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,147	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,147			8	

Listing Broker(s): (1) 8th Avenue Elite Realty

Great location in Compass, backs onto impressive Greenway! Generous rooms with lots of natural light in this spacious 1,147 sqft townhome with 2 bedrooms/ 2 bathrooms. Well designed open kitchen, granite counters, with eating bar perfect for entertaining. One of the best locations in Compass, and still walking distance to shopping, schools, restaurants and pub. Shows very well!



Presented by:
Luis Ayala PREC*

Sutton Group West Coast Realty
Phone: 604-551-4418 Cell: 604-551-4418
Email: layala@sutton.com
Website: www.luisayala.ca



Cloverdale, Cloverdale BC

MLS# F1409184

Residential Attached

6286 W GREENSIDE DR, V3S 5M8

Active



List Price: \$164,900 Previous Price:
Original Price: \$164,900

Subdiv/Complex: GREENSIDE ESTATE

Frontage:	0.00	Approx Yr Blt:	1977	PID:	001-696-807
Depth/Size:				Type:	Townhouse
Lot SqFt:	0	Age at List Date:	37	Zoning:	R-MF
Exposure:		Bedrooms:	2	Taxes:	\$1,231 (2013)
Stories in Bldg:		Bathrooms:	1	If New GST/HST Incl:	
Flood Plain:		Full Baths:	1	Tax Incl Utils:	No
Meas. Type:		Half Baths:	0	Apprvl Req:	
Fixtures Lsd:					
Fixt Removed:					
View:	Y - GREENSPACE FROM BACKYARD				

Style of Home:	Inside Unit, 2 Storey	Total Parking:	2	Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Open		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Reno Year:		Dist to School/Bus:	1
Flooring:	Laminate, Mixed, Other			Total Units in Strata:	
Water Supply:	City/Municipal				
Heat/Fuel:	Electric, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:			
Fireplace Fuel:	Gas - Natural				
Outdoor Area:	Patio(s)				
		Property Disclosure:	N - FORECLOSURE		
Mngmt Co:	self managed	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-530-6169	Maint Fee:	\$276.00		

Maint Charge Incl: Recreation Facility, Snow removal, Caretaker, Gardening, Garbage Pickup, Management

Legal: PL NW1218 LT 275 LD 36 SEC 10 TWP 8 PART NW 1/4, S TRATA
Amenities: Exercise Centre, Pool; Outdoor, Tennis Court(s), Club House
Features Incl: Fireplace Insert, Microwave, Smoke Alarm, Clothes Washer/Dryer/Fridge/Stove/DW
Site Influences: Shopping Nearby, Central Location, Cul-de-Sac, Greenbelt

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'						
Main F.	Dining	12' X 9'						
Main F.	Kitchen	12' X 9'						
Main F.	Utility	12' X 6'						
Above	Bedroom	10' X 8'						
Above	Master Bedroom	10' X 13'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	630	Finished Levels:	2	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	426	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,056	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,056			8	

Listing Broker(s): (1) Sutton-Premier Realty

INVESTORS ALERT! No rental restriction. Bright family townhouse located at private end of the complex. Featuring bright living room in vaulted ceilings, laminate flooring and gas fireplace with adjoining dining room. Kitchen with eating area and walk out to your private backyard with a beautiful view of the green space \$52000 Below assessed value!