



Presented by:
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Active Residential Attached
R2422582 **\$529,000** (LP)
 Board: F (SP)
 Townhouse **41 19560 68 AVENUE**
Cloverdale
Clayton
V4N 5Y5



Sold Date: Frontage (feet): Original Price: **\$555,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2009**
 Depth / Size (ft.): Bedrooms: **3** Age: **11**
 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: **\$287.76** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **027-799-883**
 Mgnt. Co's Name: **STRATACO** Tour: **Virtual Tour URL**
 Mgnt. 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: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Single	Locker:
Exterior: Vinyl	Dist. to Public Transit:	Dist. to School Bus:
Foundation: Concrete Perimeter	Units in Development:	Total Units in Strata:
Rain Screen:	Title to Land: Freehold Strata	
Renovations:	Property Disc.: No	
Water Supply: City/Municipal	Fixtures Leased: :	
Fireplace Fuel: Gas - Natural	Fixtures Rmvd: :	
Fuel/Heating: Baseboard, Electric	Floor Finish:	
Outdoor Area: Balcony(s)		
Type of Roof: Asphalt		

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
Below	Storage	10'3 x 16'2			x			x
		x			x			x

Finished Floor (Main): 632	# of Rooms: 9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 632	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 281	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total): 1,545 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions			5				Grg Dr Ht:
Grand Total: 1,545 sq. ft.	Basement: Part			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, nine foot ceilings on main floor, crown mouldings, laminate flooring on main, granite counter tops, centre island, extra storage room in garage; a great starter home. Court Date Cancelled until further notice.