

Active
R2991332
Board: F
Townhouse

34 6852 193 STREET

Cloverdale
Clayton
V4N 0C8

Residential Attached

\$232,222 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **3**
Frontage(feet): Bathrooms: **3**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **1**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **026-931-451**
View: **Yes :VIEW OF THE LAKE**
Complex / Subdiv:
First Nation
Services Connctd: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$252,222**
Approx. Year Built: **2006**
Age: **19**
Zoning: **MULTIP**
Gross Taxes: **\$3,170.36**
For Tax Year: **2024**
Tax Inc. Utilities?:
Tour:

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Fibreglass**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Grg/Double Tandem**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate**

Dist. to School Bus:

Legal: **STRATA LOT 34, PLAN BCS2108, 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:

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

Finished Floor (Main): **640**
Finished Floor (Above): **668**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **63**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,371 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,371 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee:
Maint Fee Includes:

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'6 x 14'0			x	1	Main	2	No
Main	Kitchen	8'6 x 11'1			x	2	Above	3	No
Main	Family Room	10'7 x 10'7			x	3	Above	3	Yes
Main	Dining Room	11'0 x 8'0			x	4			
Above	Primary Bedroom	10'7 x 14'7			x	5			
Above	Bedroom	9'2 x 12'4			x	6			
Above	Bedroom	9'2 x 9'2			x	7			
		x			x	8			

Listing Broker(s): **Amex - Fraseridge Realty**

This townhouse is located at heart of Clayton. 3 bedroom and 3 bathroom features unique greenspace and view of the lake. Private fenced backyard. Walking distance to Katzie Elementary. PLEASE NOTE: This is a 1/3 share sale only by Court Order.

Active R3040049 Board: F Townhouse	48 18828 69 AVENUE Cloverdale Clayton V4N 5L3	Residential Attached \$356,000 (LP) (SP)																																																																																										
	<div style="display: flex; justify-content: space-between;"> <div> Sold Date: Meas. Type: Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: Flood Plain: View: : Complex / Subdiv: First Nation </div> <div> If new,GST/HST inc?: Bedrooms: 3 Bathrooms: 2 Full Baths: 2 Half Baths: 0 P.I.D.: 025-908-022 </div> <div> Original Price: \$356,000 Approx. Year Built: 2004 Age: 21 Zoning: RM 30 Gross Taxes: \$3,012.45 For Tax Year: 2024 Tax Inc. Utilities?: No Tour: </div> </div>																																																																																											
	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal																																																																																											
<div style="display: flex;"> <div style="flex: 1;"> Style of Home: 3 Storey Construction: Frame - Wood Exterior: Mixed, Vinyl, Wood Foundation: Concrete Perimeter Renovations: # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Fuel/Heating: Baseboard, Electric Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Asphalt </div> <div style="flex: 1;"> Reno. Year: Rain Screen: Metered Water: R.I. Plumbing: </div> <div style="flex: 1;"> Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking: Grg/Double Tandem Dist. to Public Transit: Title to Land: Freehold Strata Property Disc.: No Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: </div> </div>																																																																																												
Legal: STRATA LOT 58, PLAN BCS409, SECTION 16, 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 50% SHARE SALE																																																																																												
Amenities: In Suite Laundry																																																																																												
Site Influences: Features:																																																																																												
<div style="display: flex;"> <div style="flex: 1;"> Finished Floor (Main): 693 Finished Floor (Above): 671 Finished Floor (AbvMain2): 0 Finished Floor (Below): 121 Finished Floor (Basement): 0 Finished Floor (Total): 1,485 sq. ft. Unfinished Floor: 0 Grand Total: 1,485 sq. ft. </div> <div style="flex: 1;"> Units in Development: 72 Exposure: Mgmt. Co's Name: Korecki Real Estate Maint Fee: \$340.15 Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal </div> <div style="flex: 1;"> Tot Units in Strata: Locker: No Storeys in Building: 3 Mgmt. Co's #: 604-233-7772 Council/Park Apprv?: </div> </div>																																																																																												
Suite: None Basement: None Crawl/Bsmt. Ht: # of Levels: 3 # of Kitchens: 1 # of Rooms: 7																																																																																												
Bylaws Restrictions: Pets Allowed w/Rest. Restricted Age: # of Pets: 2 Cats: Yes Dogs: Yes # or % of Rentals Allowed: 100% Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:																																																																																												
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Living Room</td><td>18'4 x 11'6</td></tr> <tr><td>Main</td><td>Dining Room</td><td>9' x 8'6</td></tr> <tr><td>Main</td><td>Kitchen</td><td>15'2 x 8'6</td></tr> <tr><td>Main</td><td>Nook</td><td>12'4 x 11'</td></tr> <tr><td>Above</td><td>Primary Bedroom</td><td>12'4 x 12'</td></tr> <tr><td>Above</td><td>Bedroom</td><td>12'3 x 9'8</td></tr> <tr><td>Above</td><td>Bedroom</td><td>9'3 x 8'4</td></tr> <tr><td></td><td></td><td>x</td></tr> </tbody> </table>	Floor	Type	Dimensions	Main	Living Room	18'4 x 11'6	Main	Dining Room	9' x 8'6	Main	Kitchen	15'2 x 8'6	Main	Nook	12'4 x 11'	Above	Primary Bedroom	12'4 x 12'	Above	Bedroom	12'3 x 9'8	Above	Bedroom	9'3 x 8'4			x	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> </tbody> </table>	Floor	Type	Dimensions			x			x			x			x			x			x			x			x	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr><td>1</td><td>Above</td><td>4</td><td>No</td></tr> <tr><td>2</td><td>Above</td><td>3</td><td>Yes</td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> </tbody> </table>	Bath	Floor	# of Pieces	Ensuite?	1	Above	4	No	2	Above	3	Yes	3				4				5				6				7				8			
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Listing Broker(s): Amex - Fraseridge Realty																																																																																												
Set in a quiet area this home features large kitchen, living and dining areas, large bedrooms, 520 sq ft tandem garage with tons of storage. 50% Share sale only																																																																																												

Active
R3031556

Board: F
Townhouse

48 19097 64 AVENUE

Cloverdale
Cloverdale BC
V3S 6X5

Residential Attached

\$729,900 (LP)

(SP) **M**



Sold Date:	If new,GST/HST inc?:	Original Price: \$759,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2016
Frontage(feet): 0.00	Bathrooms: 3	Age: 9
Frontage(metres): 0.00	Full Baths: 2	Zoning: RM-30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,328.92
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 029-927-854	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: The Heights		
First Nation		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Grge/Double Tandem, Visitor Parking**
Dist. to Public Transit: **Close by** Dist. to School Bus: **Close by**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 49, PLAN EPS2600, SECTION 16, 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: **Club House, In Suite Laundry, Playground**

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

Finished Floor (Main): **650**
Finished Floor (Above): **645**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **93**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,388 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,388 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

Units in Development: **76**
Exposure:
Mgmt. Co's Name: **Tribe Community Management**
Maint Fee: **\$313.01**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer, Snow removal**

Tot Units in Strata: **76** Locker: **No**
Storeys in Building:
Mgmt. Co's #: **604-635-5000**
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'5 x 10'	Below	Storage	4'10 x 7'5	1	Main	2	No
Main	Living Room	15'2 x 13'			x	2	Above	3	No
Main	Dining Room	11'10 x 13'2			x	3	Above	3	Yes
Main	Kitchen	9'11 x 13'8			x	4			No
		x			x	5			No
Above	Bedroom	8'7 x 10'1			x	6			No
Above	Bedroom	9'9 x 8'10			x	7			No
Above	Primary Bedroom	11'11 x 12'14			x	8			No

Listing Broker(s): **Royal LePage - Wolstencroft**

3 bed, 3 bath townhouse in the Heights! A prime location for commuting, close to future skytrain, stones throw to Langley and Cloverdale! Open concept with kitchen, dining room and living room all on main floor. Powder on Main floor, 3 bed, 2 full baths up! Main floor with gourmet kitchen and pantry, quartz countertops, stainless steel appliances, gas range, maple cabinets, and breakfast bar island with plenty of space in the Pantry. The kitchen leads to the huge size backyard. Double tandem garage with extra storage room. Playground and clubhouse the complex. Loads of shopping around and Willowbrook Mall close by. Schools- Latimer Road Elementary and Clayton Heights Secondary nearby makes this Townhouse Complex the most desirable one.