



Presented by:

Micky Kandola

Royal LePage - Wolstencroft

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Active
R2682900

Board: F
Townhouse

54 6852 193 STREET

Cloverdale

Clayton

V4N 0C8

Residential Attached

\$749,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$749,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2006
Frontage(feet):	Bathrooms: 3	Age: 16
Frontage(metres):	Full Baths: 2	Zoning: MR30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,715.46
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain: No	P.I.D.: 027-020-860	Tax Inc. Utilities?: No
View: Yes : Courtyard		Tour: Virtual Tour URL
Complex / Subdiv: Indigo		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
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: **Grg/Double Tandem**
Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 54 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2108 TOGETHER WITH AN IN**

Amenities: **Club House, Exercise Centre, Garden, In Suite Laundry**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Microwave, Security - Roughed In, Vacuum - Roughed In**

Finished Floor (Main): 650		Units in Development: 74	Tot Units in Strata: 74		Locker: No
Finished Floor (Above): 693		Exposure:	Storeys in Building: 3		
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: Davin Management	Mgmt. Co's #: 604-594-5643		
Finished Floor (Below): 116		Maint Fee: \$278.00	Council/Park Apprv?:		
Finished Floor (Basement): 0		Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal			
Finished Floor (Total): 1,459 sq. ft.					
Unfinished Floor: 0					
Grand Total: 1,459 sq. ft.		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Not Allowed			
Suite:		Restricted Age:	# of Pets: 2		Cats: Yes Dogs: Yes
Basement: None		# or % of Rentals Allowed: 0#			
Crawl/Bsmt. Ht:		Short Term(<1yr)Rnt/Lse Alwd?: No			
# of Kitchens: 1		Short Term Lse-Details:			
# of Levels: 3					
# of Rooms: 8					

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'7 x 13'4			x	1	Above	3	Yes
Main	Kitchen	7'7 x 9'7			x	2	Above	4	No
Main	Dining Room	11'2 x 8'7			x	3	Main	2	No
Main	Eating Area	10'6 x 9'5			x	4			No
Above	Master Bedroom	14'7 x 10'8			x	5			No
Above	Bedroom	12'3 x 9'0			x	6			No
Above	Bedroom	9'3 x 9'1			x	7			No
Below	Foyer	11'4 x 3'6			x	8			No

Listing Broker(s): **Royal LePage West Real Estate Services**

Bright and Full of Potential! 3 bed 3 bath Corner Unit overlooking cherry blossom filled courtyard! Located in the popular Indigo Complex in Clayton heights surrounded by trails & right beside Katzie Park & Katzie Elementary. This 1,459 sqft home has a great open floorplan with 9"ft ceilings & 2 pc washroom on the mainfloor w/ covered porch where you can BBQ & relax all year round. Upstairs has 3 bedrooms with lots of light, 2 full washrooms and laundry. Double tandem garage with ample storage. Located close to shops, schools, restaurants and the complex is right next to a 10 acre Park for the kids and pets can run and play. Easy to view. Call to book your private showing! Try your offer! Open House 12-2pm on April 30th (Sat)



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**Active**
R2668921Board: F
Townhouse**172 18701 66 AVENUE**Cloverdale
Clayton
V3S 4P3

Residential Attached

\$789,000 (LP)

(SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$789,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2005**
 Frontage(feet): _____ Bathrooms: **2** Age: **17**
 Frontage(metres): _____ Full Baths: **2** Zoning: **MF**
 Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$2,780.34**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: _____ P.I.D.: **026-487-268** Tax Inc. Utilities?: **No**
 View: **No** Tour: _____
 Complex / Subdiv: **Encore at Hillcrest**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: _____
 # of Fireplaces: **1** R.I. Fireplaces: _____
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year: _____
 Rain Screen: **Full**
 Metered Water: _____
 R.I. Plumbing: _____

Total Parking: **2** Covered Parking: **2** Parking Access: _____
 Parking: **Grg/Double Tandem, Visitor Parking**
 Dist. to Public Transit: **.25** Dist. to School Bus: **.25**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 165 SEC 16 TOWNSHIP 8 LD 36 PLAN BCS 1118**Amenities: **Club House, Exercise Centre, Garden, Playground**Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main): 725		Units in Development: 198	Tot Units in Strata: 198		Locker: No				
Finished Floor (Above): 700		Exposure: East	Storeys in Building: 3						
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: Dwell	Mgmt. Co's #: 604-821-2999						
Finished Floor (Below): 0		Maint Fee: \$314.00	Council/Park Apprv?: No						
Finished Floor (Basement): 0		Maint Fee Includes: Garbage Pickup, Gardening, Recreation Facility, Snow removal							
Finished Floor (Total): 1,425 sq. ft.									
Unfinished Floor: 0									
Grand Total: 1,425 sq. ft.		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Not Allowed							
Suite: None		Restricted Age:		# of Pets: 2	Cats: Yes Dogs: Yes				
Basement: None		# or % of Rentals Allowed:							
Crawl/Bsmt. Ht:		Short Term(<1yr)Rnt/Lse Alwd?: No							
# of Kitchens: 1		Short Term Lse-Details:							
# of Levels: 3									
# of Rooms: 8									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'7 x 13'6			x	1	Above	4	No
Main	Dining Room	11' x 8'2			x	2	Above	4	Yes
Main	Kitchen	7'8 x 12'7			x	3			No
Main	Eating Area	7' x 10'2			x	4			No
Above	Master Bedroom	10'8 x 15'			x	5			No
Above	Walk-In Closet	7'5 x 4'			x	6			No
Above	Bedroom	10'5 x 8'7			x	7			No
Above	Bedroom	9' x 15'			x	8			No

Listing Broker(s): **RE/MAX Aldercenter Realty****Encore at Hillcrest. Centrally located and walking distance to both levels of schools. Shopping and restaurants within walking distance. Great unit!**