



Presented by:  
**Micky Kandola**

Royal LePage - Wolstencroft  
Phone: 604-530-0231

micky@therealtorwithsoul.com



**Active**  
**R2846509**

Board: F  
Townhouse

**57 7177 194A STREET**

Cloverdale  
Clayton  
V4N 1N3

Residential Attached

**\$989,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$989,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2021</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>3</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>CD</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,533.96</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2023</b>
Flood Plain:	P.I.D.: <b>031-454-712</b>	Tax Inc. Utilities?: <b>No</b>
View: :		Tour:
Complex / Subdiv: <b>Aloha Estates</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: **: court order sold**  
Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 72 PLAN EPS6587 SECTION 15 TOWNSHIP 8 LAND DISTRICT 36 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, Garden, In Suite Laundry**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Intercom**

Finished Floor (Main): **768**  
Finished Floor (Above): **792**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **350**  
Finished Floor (Total): **1,910 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,910 sq. ft.**

Suite: **None**  
Basement: **Fully Finished**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **10**

Units in Development: **83**  
Exposure:  
Mgmt. Co's Name: **Korecki Real Estate Services**  
Maint Fee: **\$231.55**  
Maint Fee Includes: **Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **83** Locker: **No**  
Storeys in Building: **3**  
Mgmt. Co's #:  
Council/Park Apprv?:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'9 x 10'4	Above	Bedroom	17'3 x 9'0	1	Main	2	No
Main	Family Room	25'5 x 9'8	Above	Bedroom	12'4 x 9'4	2	Below	3	Yes
Main	Dining Room	9'7 x 8'9			x	3	Above	3	No
Main	Kitchen	9'7 x 12'6	Below	Flex Room	15'1 x 14'2	4	Above	4	Yes
Main	Patio	9'1 x 4'9			x	5			No
		x			x	6			No
Above	Primary Bedroom	12'11 x 12'0			x	7			No
Above	Walk-In Closet	5'6 x 5'10			x	8			No

Listing Broker(s): **Royal LePage Global Force Realty**

**Royal LePage Global Force Realty**

**Aloha Estates is your own oasis offering combination of modern design, convenience and luxury. This CHIC corner unit offers privacy and tons of natural light. Open concept functional 3 Beds and flex and 4 baths with high-quality laminate flooring on main and lower levels, big windows, built-in speakers, huge kitchen island, stainless steel appliances with gas range, pot lights throughout, custom feature wall, custom fireplace are some of the highlights of this unit. Other features include Smart home security system including intercom doorbell camera, smart door lock, smart garage control, window/door screens, motion sensors, hot water on demand, natural gas hook up with hose bib on patio and built in-ceiling speakers.**



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**Active**  
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Board: F  
Townhouse

**6 7177 194A STREET**

Cloverdale  
Clayton  
V4N 6V6

Residential Attached

**\$989,000** (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv: **Aloha Estate**

First Nation

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

Sewer Type:

**City/Municipal**

Water Supply: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **3**

Bathrooms: **4**

Full Baths: **3**

Half Baths: **1**

P.I.D.: **031-253-083**

Original Price: **\$989,000**

Approx. Year Built: **2020**

Age: **4**

Zoning: **CD**

Gross Taxes: **\$3,600.14**

For Tax Year: **2023**

Tax Inc. Utilities?:

Tour:

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

Renovations:  
# of Fireplaces: **R.I. Fireplaces:**

Fireplace Fuel:  
Fuel/Heating: **Baseboard**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:

Parking: **Garage; Double**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **:**

Fixtures Rmvd: **:**

Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 29 PLAN EPS6587 SECTION 15 TOWNSHIP 8 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Garden, In Suite Laundry**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Intercom**

Finished Floor (Main): **737**  
Finished Floor (Above): **792**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **355**  
Finished Floor (Total): **1,884 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,884 sq. ft.**

Suite: **None**  
Basement: **Fully Finished**  
Crawl/Bsmt. Ht: **# of Levels: 3**  
# of Kitchens: **1** **# of Rooms: 10**

Units in Development: **83**  
Exposure:  
Mgmt. Co's Name: **Korecki Real Estate Services**  
Maint Fee: **\$231.55**  
Maint Fee Includes: **Gardening, Management, Snow removal**

Tot Units in Strata: **83**  
Storeys in Building: **3**  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age:

# of Pets:

Cats:

Dogs:

# or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions
Main	Family Room	15'1 x 12'0
Main	Dining Room	9'8 x 7'10
Main	Living Room	12'3 x 9'4
Main	Kitchen	15'1 x 13'10
Main	Patio	9'4 x 5'8
		x
Above	Primary Bedroom	12'9 x 19'2
Above	Walk-In Closet	5'11 x 5'3

Floor	Type	Dimensions
Above	Bedroom	16'4 x 9'2
Above	Bedroom	11'4 x 9'7
		x
Below	Flex Room	15'2 x 16'7
		x
		x
		x
		x
		x

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

Listing Broker(s): **Royal LePage Global Force Realty**

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**YOUR SEARCH STOPS HERE !!Welcome to ALOHA ESTATE. Finest Townhouse in Clayton Heights. This well kept townhouse comes with 3 bed + flex room with huge living room, family room and European Inspired Kitchen that comes with dishwasher, engineered stone counter top and gas slide-in range with 5 burner. Just a few minutes away from schools such as Katzie elementary, Hazelgrove elementary and Clayton Heights secondary. With a very short drive to Clayton community center, Willowbrook mall, Real Canadian superstore and EASY access to HWY 1. Did i mention about : the view of mount Baker, Storage space (Garage and laundry area), Customize wall in the Living room , Customize wallpaper in Family Room, Customize storage in the Kitchen, Customized walk in closet master bedroom & turf in the Sundeck.**