



Presented by:
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 Sutton Grp West Coast (VanCam)
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Active
R2012159

Board: F
 Townhouse

10 7121 192 STREET

Cloverdale
 Clayton
 V4N 6K6

Residential Attached

\$314,900 (LP)

(SP)



**NO IMAGE
 AVAILABLE**

Sold Date: Frontage (feet): Approx. Year Built: **2011**
 Meas. Type: Frontage (metres): Age: **4**
 Depth / Size (ft.): Bedrooms: **4** Zoning: **30 ZON**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Gross Taxes: **\$2,129.05**
 Flood Plain: **No** Full Baths: **2** For Tax Year: **2015**
 Approval Req?: **No** Half Baths: **2** Tax Inc. Utilities?: **No**
 Exposure: **East** Maint. Fee: **\$183.67** P.I.D.: **028-415-108**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Davin Mgmt**
 Mgmt. Co's Phone: **604-594-5643**
 View: **No :**
 Complex / Subdiv: **Allegro**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt., Inside Unit**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Rain Screen: **Partial**

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel: **Electric**

Fuel/Heating: **Baseboard, Electric**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing: **No**

R.I. Fireplaces:

of Fireplaces: **1**

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

Parking: **Carport; Single, Garage; Single**

Locker: **N**

Dist. to School Bus: **5**

Total Units in Strata: **81**

Dist. to Public Transit: **1**

Units in Development: **81**

Title to Land: **Freehold Strata**

Seller's Interest: **Court Ordered Sale**

Property Disc.: **No**

Fixtures Leased: **No : sold as is where is**

Fixtures Rmvd: **No : sold as is where is**

Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**

Legal: **STRATA LOT 10 SECTION 16 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4003**

Amenities: **Club House, In Suite Laundry**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 13'			x			x
Main	Kitchen	8'6 x 8'			x			x
Main	Dining Room	11' x 9'			x			x
Main	Family Room	10'6 x 10'			x			x
Above	Master Bedroom	13' x 10'6			x			x
Above	Bedroom	11'8 x 9'4			x			x
Above	Bedroom	10'10 x 9'			x			x
Above	Laundry	2'6 x 3'			x			x
Bsmt	Foyer	3' x 5'			x			
Bsmt	Bedroom	10'6 x 9'10			x			

Finished Floor (Main): **659**

Finished Floor (Above): **647**

Finished Floor (Below): **0**

Finished Floor (Basement): **231**

Finished Floor (Total): **1,537 sq. ft.**

Unfinished Floor: **0**

Grand Total: **1,537 sq. ft.**

of Rooms: **10** # of Kitchens: **1** # of Levels: **3**

Crawl/Bsmt. Height:

Restricted Age:

of Pets: Cats: Dogs:

or % of Rentals Allowed:

Bylaw Restrict: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Basement: **Fully Finished, Part**

Bath Floor # of Pieces Ensuite?

1 Main 2 No

2 Above 4 No

3 Above 3 Yes

4 Bsmt 2 Yes

5

6

7

8

Outbuildings

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Door Height:

Listing Broker(s): **Royal LePage West R.E.S.**

WOW!!! What a great find - the Allegro Townhouse development in Cloverdale. Layout features 3 bedroom on the top floor with a 4th bedroom/den on the ground level-layout is perfect for a teenager or live-in parent. The basement bedroom has a 2pc. en-suite bath and access out to the front fenced-in patio. The main floor features a beautiful kitchen with tile floor, granite counters and dark stained wood cabinets, 9' ceilings, laminate floors and crown moulding details, the living room has a cozy electric fireplace and the family room has a walk-out deck. The upper floor has closet style laundry and a master suite with a full 3pc en-suite including a large shower. The parking is unique, single garage and 1 single carport.



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Active
R2008534

Board: F
 Townhouse

6070 E GREENSIDE DRIVE

Cloverdale
 Cloverdale BC
 V3S 5M8

Residential Attached

\$210,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Approx. Year Built: **1979**
 Meas. Type: **Feet** Frontage (metres): **0.00** Age: **36**
 Depth / Size (ft.): **0.00** Bedrooms: **2** Zoning: **MR 15**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Gross Taxes: **\$1,245.00**
 Flood Plain: **No** Full Baths: **1** For Tax Year: **2015**
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?: **No**
 Exposure: Maint. Fee: **\$276.00** P.I.D.: **001-690-621**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Self Managed**
 Mgmt. Co's Phone: **604-530-6169**
 View: **No :**
 Complex / Subdiv: **Greenside Estates**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Corner Unit, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: Parking Access:
 Parking: **Open**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**
 Legal: **PL NWS 1218 LT 55 LD 36 SEC 10 TWP 8 PART NW 1/4, STRATA**

Amenities: **Exercise Centre, In Suite Laundry, Pool; Outdoor**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'			x			x
Main	Dining Room	5' x 8'			x			x
Main	Kitchen	12' x 10'8			x			x
Main	Foyer	13'6 x 3'9			x			x
Main	Laundry	7' x 12'			x			x
Main	Master Bedroom	13' x 12'6			x			x
Main	Bedroom	9'4 x 12'5			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	937	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	937 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns			6				
Grand Total:	937 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Sutton Group-West Coast Rlty**

Incredible opportunity to purchase in Greenside Estates. Enjoy the modern updates which will include new vinyl windows & siding. New roof in 2012. This 2 bedroom end unit feels like a house and is situated in a quiet part of the complex (Cluster #38). It boasts a large kitchen with generous eating area & adjacent laundry/store room. The living/dining room has wooden vaulted ceilings, an efficient gas fireplace & convenient glass sliding door out to a very large backyard. Rec. facilities include a pool, gym and tennis court. Excellent location close to elementary school, shopping, transit and restaurants.



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Active
R2006419

Board: F
 Townhouse

6227 W GREENSIDE DRIVE

Cloverdale
 Cloverdale BC
 V3S 5M8

Residential Attached

\$199,500 (LP)

(SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Approval Req?:
 Exposure:
 If new, GST/HST inc?: **No**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$276.00**

Approx. Year Built: **1980**
 Age: **35**
 Zoning: **MF**
 Gross Taxes: **\$1,467.83**
 For Tax Year: **2015**
 Tax Inc. Utilities?: **No**
 P.I.D.: **001-695-959**

Mgmt. Co's Name:

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv: **GREENSIDE ESTATES**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Open**
 Locker:
 Dist. to School Bus:
 Total Units in Strata:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**
 Legal: **PL NWS1218 LT 235 LD 36 SEC 10 TWP 8**

Amenities: **Club House, Pool; Outdoor, Tennis Court(s)**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 13'8			x			x
Main	Dining Room	11' x 9'6			x			x
Main	Kitchen	11'4 x 9'			x			x
Main	Utility	12'8 x 5'6			x			x
Main	Den	8'10 x 8'6			x			x
Above	Master Bedroom	11'4 x 11'4			x			x
Above	Bedroom	10'10 x 10'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	708	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	462	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,170 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	1,170 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **RE/MAX 2000 Realty**

GREENSIDE ESTATES. Complex currently in the process of replacing all siding and windows, roofs replaced in 2012. This is an end unit property in need of major interior repairs. Great location in the complex, total of 2 BDS up, Den on the Main and Vaulted Ceilings. Schedule A to accompany all offers. Please do not disturb current owner, all appointments are a must.