



Presented by:  
**Mylyne Santos PREC\***

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**Active**  
**R3090566**

**191 18701 66 AVENUE**

Residential Attached

Board: F  
Townhouse

Cloverdale  
Cloverdale BC  
V3S 4P3

**\$675,000** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$675,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2005</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>21</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>MF</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,093.99</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>026-540-096</b>	Tax Inc. Utilities?: <b>No</b>
View: :		Tour:
Complex / Subdiv: <b>ENCORE AT HILLCREST</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: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
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: **Grg/Double Tandem**  
Dist. to Public Transit: **6 min walk** Dist. to School Bus: **10 min walk**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **STRATA LOT 184, PLAN BCS1118, SECTION 10, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, STRATA PHASE 8 TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Treed**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **608**  
Finished Floor (Above): **633**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **62**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,303 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,303 sq. ft.**

Units in Development: **198** Tot Units in Strata: Locker: **No**  
Exposure: Storeys in Building:  
Mgmt. Co's Name: **Dwell Property Management** Mgmt. Co's #: **604-821-2999**  
Maint Fee: **\$382.93** Council/Park Apprv?:  
Maint Fee Includes: **Gardening, Management, Recreation Facility**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	3'5 x 8'3	Above	Bedroom	8'9 x 16'4	1	Above	3	Yes
		x	Above	Bedroom	5'3 x 8'	2	Above	3	No
Main	Dining Room	14'9 x 9'9			x	3			No
Main	Living Room	14'9 x 17'8			x	4			No
Main	Kitchen	12'4 x 10'4			x	5			No
		x			x	6			No
Above	Primary Bedroom	10'6 x 14'6			x	7			No
Above	Walk-In Closet	3'6 x 7'6			x	8			No

Listing Broker(s): **Stonehaus Realty Corp.**

**This bright 2-bedroom + den townhome (with the den currently used as a 3rd bedroom) offers the perfect blend of comfort and convenience. Step inside to a thoughtfully designed layout featuring a welcoming living room with a cozy electric fireplace. Enjoy a good-sized covered balcony for year-round outdoor living, plus your own private backyard—ideal for relaxing or play. Brand NEW HOT WATER TANK. CRF \$1.9M The extended tandem garage includes a separate window and door, providing extra storage or potential workspace. All of this is just steps from coffee shops, restaurants, shopping, highly rated schools, and beautiful parks. Open House Saturday, May 2 from 12-2pm Listed below assessed value!**  
<https://youtu.be/xIyu8ja8hHA?si=P848ikDFBC7Zv9hU>