



Presented by:
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Active
R2991332

Board: F
Townhouse

34 6852 193 STREET

Cloverdale
Clayton
V4N 0C8

Residential Attached

\$252,222 (LP)

(SP)



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.