



Presented by:
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For Approval
R2723235
 Board: F
 Townhouse

6064 W GREENSIDE DRIVE
 Cloverdale
 Cloverdale BC
 V3S 5M8

Residential Attached
\$639,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$639,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1978**
 Frontage(feet): Bathrooms: **1** Age: **44**
 Frontage(metres): Full Baths: **1** Zoning: **RM-15**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,012.68**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **001-692-488** Tax Inc. Utilities?: **No**
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv: **Greenside Estates**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Slab**

Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: Parking Access: **Front**
 Parking: **Open**
 Dist. to Public Transit: **250m/3 min walk** Dist. to School Bus: **Steps**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 128 SECTION 10 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLANNW1218 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

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

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Smoke Alarm, Storage Shed, Vaulted Ceiling**

Finished Floor (Main): 1,029	Units in Development: 276	Tot Units in Strata: 276	Locker: No
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Greenside	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$341.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 1,029 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,029 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 60#		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 2			
# of Rooms: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'9 x 5'			x	1	Above	4	No
Main	Kitchen	11'9 x 9'2			x	2			No
Main	Laundry	12' x 6'8			x	3			No
Main	Dining Room	12'4 x 9'9			x	4			No
Main	Living Room	12'4 x 12'			x	5			No
Above	Bedroom	12'4 x 8'5			x	6			No
Above	Master Bedroom	13' x 9'6			x	7			No
Above	Walk-In Closet	6'4 x 3'10			x	8			No

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

Welcome to Greenside Estates - a hidden gem on the Surrey/Langley border! This complex boasts a parklike setting w/beautiful green grounds & awesome amenities - including an outdoor pool, basketball court, clubhouse, & newly updated gym - located just mins away from shopping, transit, & recreation - steps from Latimer Rd Elementary. This 2-bedroom/1-bath unit is perfectly situated btwn both entrances for easy access, w/ lots of visitor parking nearby. Updated kitchen & bath boast modern cabinetry & fixtures. Features a large laundry room, private & quiet yard, storage shed, & 2 parking stalls. Well maintained complex with a healthy contingency, plus - no size/breed restriction on dogs, so bring your furry friends. Be a part of this genuinely friendly community & love your neighbours again!