



Presented by:
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Royal LePage - Wolstencroft
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Active
R2850817
Board: F
Townhouse

15 6785 193 STREET
Cloverdale
Clayton
V4N 0Z4

Residential Attached
\$934,999 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$934,999
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 3	Age: 17
Frontage(metres):	Full Baths: 2	Zoning: RM-30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,473.32
Sq. Footage: 0.00	P.I.D.: 027-071-073	For Tax Year: 2023
Flood Plain:	View: No	Tax Inc. Utilities?: No
Complex / Subdiv: Madrona	First Nation:	Tour:
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt., End Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric, Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
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: **Steps** Dist. to School Bus: **750m/10min Walk**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 46 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1858 TOGETHER WITH AN IN**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Pantry, Smoke Alarm, Vacuum - Built In**

Finished Floor (Main):	777
Finished Floor (Above):	758
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	442
Finished Floor (Total):	1,977 sq. ft.
Unfinished Floor:	0
Grand Total:	1,977 sq. ft.

Units in Development: **59** Tot Units in Strata: **59** Locker: **No**
Exposure: **West** Storeys in Building: **3**
Mgmt. Co's Name: **Fraser Campbell** Mgmt. Co's #: **604-585-3276**
Maint Fee: **\$436.53** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Bsmt	Recreation Room	18'4 x 19'			x	1	Main	2	No
Main	Dining Room	14' x 11'8			x	2			No
Main	Kitchen	10'2 x 10'10			x	3			No
Main	Living Room	11' x 18'4			x	4			No
Above	Bedroom	9'2 x 10'11			x	5	Above	4	No
Above	Bedroom	9'6 x 10'2			x	6			No
Above	Primary Bedroom	13'7 x 13'8			x	7			No
					x	8			No

Listing Broker(s): **Royal LePage - Wolstencroft**

Three words: Pride of Ownership. This spacious, end unit townhome has been meticulously maintained & well-cared for. This unit features 3 comfortably sized bedrooms, plus a rec room, which could easily be converted to a 4th bedroom. The primary suite features an expansive walk-in closet w/ barn door, and an ensuite bath w/dual vanity. Stainless steel appliances, fresh flooring throughout, & crisp designer paint colours contribute to the modern feel of the home. Plenty of storage options including the side-by-side double garage & ample closet space. The fenced yard is great for green-thumbs & pet-owners alike. Located in the heart of super-walkable & transit-friendly Clayton Heights, close to schools, parks, green space, shops, restaurants, convenience, and the upcoming Skytrain extension!