



Presented by:
Ajia Glover
 Royal LePage West Real Estate Services
 Cell: 604-315-8586
 www.ajiatherealtor.com
 ajia@ajiatherealtor.com



For Approval
R2766849
 Board: F
 Townhouse

6063 W GREENSIDE DRIVE
 Cloverdale
 Cloverdale BC
 V3S 5M8

Residential Attached
\$599,000 (LP)
 (SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$599,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1978
Frontage(feet):	Bathrooms: 1	Age: 45
Frontage(metres):	Full Baths: 1	Zoning: RM-15
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,015.77
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 001-692-658	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: Greenside Estates		
First Nation		
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**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: Parking Access: **Front**
 Parking: **Open**
 Dist. to Public Transit: **350m** Dist. to School Bus: **Steps**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 139 SECTION 10 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN NW1218 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, Recreation Center**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Security System, Vacuum - Roughed In, Vaulted Ceiling**

Finished Floor (Main): 582	Units in Development: 276	Tot Units in Strata: 276	Locker: No
Finished Floor (Above): 448	Exposure: Northwest	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Self-Managed	Mgmt. Co's #: 604-530-6169	
Finished Floor (Below): 0	Maint Fee: \$355.00	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,030 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,030 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Minimum 1 Month		
# of Levels: 2			
# of Rooms: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'4 x 5'1			x	1	Above	4	No
Main	Kitchen	11'9 x 9'3			x	2			No
Main	Laundry	12' x 6'7			x	3			No
Main	Dining Room	12'3 x 9'			x	4			No
Main	Living Room	12'8 x 12'3			x	5			No
Above	Bedroom	12'3 x 8'4			x	6			No
Above	Primary Bedroom	13'1 x 9'8			x	7			No
Above	Walk-In Closet	6'4 x 3'11			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 quiet & private 2-bed, 1-bath unit includes 2 parking stalls, and features upgraded laminate flooring throughout, a beautiful new fireplace surround/accent wall, updated bathroom & kitchen with plenty of cabinet space & stainless steel appliances, PLUS a spacious, fully-fenced northwest facing yard & patio, great for summer BBQs! This complex boasts a parklike setting with beautiful green grounds & awesome amenities - including outdoor pool, basketball court, newly updated amenity room & gym - located just minutes away from schools, shopping, transit, & recreation. Well maintained complex with a healthy contingency, plus - no size/breed restriction on dogs. Join this genuinely friendly community today!