Presented by:
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ROYAL LEPAGE

Active
R3046141
Board: F
Townhouse

6034 E GREENSIDE DRIVE

Cloverdale
Cloverdale BC
V3S 5M8

Residential Attached
$619,900 (LP)
(SP)

Sold Date:		If new,GST/HST inc?:		Original Price:	**$619,900**
Meas. Type:		Bedrooms:	**2**	Approx. Year Built:	**1978**
Frontage(feet):		Bathrooms:	**1**	Age:	**47**
Frontage(metres):		Full Baths:	**1**	Zoning:	**RM-15**
Depth / Size (ft.):		Half Baths:	**0**	Gross Taxes:	**$2,316.27**
Sq. Footage:	**0.00**			For Tax Year:	**2024**
Flood Plain:		P.I.D.:	**001-691-520**	Tax Inc. Utilities?:	**No**
View:	**No :**			Tour:	**Virtual Tour URL**

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, End Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Slab**

Renovations: **Partly** Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Gas - Natural** Metered Water: **No**
Fuel/Heating: **Baseboard, Electric, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit: **230m/3 min walk** Dist. to School Bus: **300m/4 min walk**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 80 SECTION 10 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLANNW1218 TOGETHER WITH AN INT**

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: **Clothes Washer/Dryer, Drapes/Window Coverings, Free Stand F/P or Wdstove, Microwave, Refrigerator, Storage Shed, Stove, Vaulted Ceiling**

Finished Floor (Main):	**576**
Finished Floor (Above):	**438**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,014 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,014 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **8**

Units in Development: **276** Tot Units in Strata: **276** Locker: **No**
Exposure: **North** Storeys in Building: **2**
Mgmt. Co's Name: **Self Managed** Mgmt. Co's #: **604-530-6169**
Maint Fee: **$383.00** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Bylaws Restrictions: **Pets Allowed, 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: **No short term rentals**

Floor	Type	Dimensions
Main	**Foyer**	**6'9 x 5'**
Main	**Dining Room**	**12'4 x 9'9**
Main	**Living Room**	**12'4 x 12'**
Main	**Kitchen**	**11'9 x 9'2**
Main	**Laundry**	**12' x 6'8**
Above	**Bedroom**	**12'4 x 8'5**
Above	**Primary Bedroom**	**13' x 9'6**
Above	**Walk-In Closet**	**6'4 x 3'10**

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	**Above**	**4**	**No**
2			**No**
3			**No**
4			**No**
5			**No**
6			**No**
7			**No**
8			**No**

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

Welcome to Greenside Estates - a hidden gem on the Surrey/Langley border. This 2-bed, 1-bath end unit in the duplex-style townhouse feels like home! Fresh paint throughout, updated kitchen with peninsula seating, updated bathroom, 2 side-by-side parking stalls, storage shed, and a very spacious yard - complete with spacious deck and a Lumon deck cover for year-round use. This complex boasts a parklike setting w/beautiful green grounds & awesome amenities, including the summertime staple - an outdoor pool! Located just mins away from schools, shopping, recreation, & transit - including the upcoming skytrain extension. Well maintained complex w/a healthy contingency, plus - no size/breed restriction on dogs. Join this genuinely friendly community today!

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