



Presented by:
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For Approval R2760954 Board: F Townhouse
6159 E GREENSIDE DRIVE Residential Attached
 Cloverdale Cloverdale BC V3S 5M8 **\$599,000 (LP)**
 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$599,000**
 Meas. Type: **Feet** 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: **\$2,037.90**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **001-690-370** Tax Inc. Utilities?: **No**
 View: **No :** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Greenside Estates**
 First Nation
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, End Unit** Total Parking: **2** Covered Parking: Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Open**
 Exterior: **Vinyl** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Slab** Title to Land: **Freehold Strata**
 Renovations: **Completely** Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: **2023** Fixtures Leased: **No :**
 Fireplace Fuel: **Wood** Rain Screen: Fixtures Rmvd: **No :**
 Fuel/Heating: **Baseboard, Electric, Wood** Metered Water: Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** R.I. Plumbing:
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 30 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, Pool; Outdoor**
 Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Vaulted Ceiling**

Finished Floor (Main): 579	Units in Development: 276	Tot Units in Strata: 276	Locker: No
Finished Floor (Above): 441	Exposure: North	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): 1,020 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,020 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		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'4 x 5'2			x	1	Above	4	No
Main	Kitchen	11'9 x 9'3			x	2			No
Main	Dining Room	12'4 x 8'			x	3			No
Main	Living Room	12'4 x 13'8			x	4			No
Main	Laundry	11'11 x 6'6			x	5			No
Above	Bedroom	12'4 x 8'5			x	6			No
Above	Primary Bedroom	13' x 9'7			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 quiet 2-bed, 1-bath unit has been updated top-to-bottom w/ fresh paint, laminate flooring, beautiful tile, trendy new bathroom, & features an updated kitchen w/ stainless steel appliances. Enjoy the outdoors on the spacious wooden deck in the large, private, green yard. Featuring plenty of storage in the sizeable laundry room, plus two parking stalls. This complex boasts a parklike setting w/ beautiful green grounds & awesome amenities - including outdoor pool, basketball court, newly updated amenity room & gym - located just mins away from shopping, transit, & recreation. Well maintained complex w/ a healthy contingency, plus - no size/breed restriction on dogs. Join this genuinely friendly community today!