



Presented by:
Ajia Glover



Royal LePage - Wolstencroft
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For Approval
R2864265
Board: F
Townhouse

6108 E GREENSIDE DRIVE
Cloverdale
Cloverdale BC
V3S 5M8

Residential Attached
\$674,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$674,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1978
Frontage(feet):	Bathrooms: 2	Age: 46
Frontage(metres):	Full Baths: 2	Zoning: RM-15
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,227.93
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 001-690-485	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	Total Parking: 2	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Open, Visitor Parking		
Exterior: Mixed, Vinyl, Wood	Dist. to Public Transit: 450m/5min walk	Dist. to School Bus: 450m/5min walk	
Foundation: Concrete Slab	Title to Land: Freehold Strata	Property Disc.: Yes	
Renovations: Completely	Fixtures Leased: No :		
# of Fireplaces: 1	Reno. Year: 2019	Fixtures Rmvd: No :	
R.I. Fireplaces:	Rain Screen:	Floor Finish: Laminate, Tile, Wall/Wall/Mixed	
Fireplace Fuel: Gas - Natural	Metered Water:		
Fuel/Heating: Baseboard, Electric, Natural Gas	R.I. Plumbing:		
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Asphalt			

Legal: **STRATA LOT 41 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, Storage**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Storage Shed, Vaulted Ceiling**

Finished Floor (Main): 581	Units in Development: 276	Tot Units in Strata: 276	Locker: No
Finished Floor (Above): 435	Exposure: South	Stores 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: \$366.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,016 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Unfinished Floor: 0	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 1,016 sq. ft.	# or % of Rentals Allowed: 100%		
Suite: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Levels: 2			
# of Kitchens: 1			
# of Rooms: 8			

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

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

Welcome to Greenside Estates - a hidden gem on the Surrey/Langley border. This quiet 2-bed, 2-FULL-bath unit has been updated top-to-bottom w/fresh paint, updated laminate flooring, beautiful tile, upgraded bathrooms, & features an updated kitchen w/stainless steel appliances. Enjoy the outdoors on the spacious patio in the large, private, green yard - complete with gazebo. Featuring an outdoor storage shed, 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!



Welcome to...

6108 East Greenside Drive • Surrey



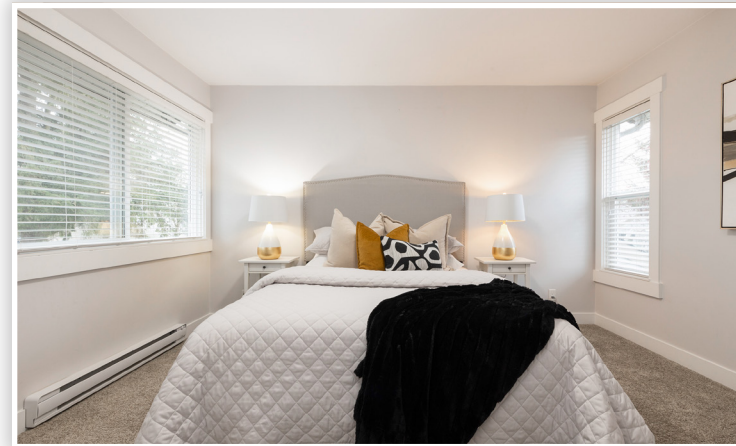
AJIA GLOVER
Don't just move out... Move Up!

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SCAN HERE TO VIEW THE FULL TOUR!



Details

	2	Property Type:	2 Storey House	Welcome to Greenside Estates - a hidden gem on the Surrey/Langley border. This quiet 2-bed, 2-FULL-bath unit has been updated top-to-bottom w/fresh paint, updated laminate flooring, beautiful tile, upgraded bathrooms, & features an updated kitchen w/stainless steel appliances. Enjoy the outdoors on the spacious patio in the large, private, green yard - complete with gazebo. Featuring an outdoor storage shed, 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!
		Maintenance Fee:	\$366	
	2	Year Built:	1978	
		Living Area:	1,016 sq. ft.	
		Taxes:	\$2,227.93	

