

R2432032
Apartment/Condo

305 5909 177B STREET
Surrey
Cloverdale BC
V3S 4J7

Residential Attached
\$468,880 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1996**
 Bedrooms: **2** Age: **24**
 Lot Area: Bathrooms: **2** Zoning: **MF45**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,975.25**
 Rear Yard: Half Baths: **0** For Tax Year: **2019**
 Exp: Maint. Fee: **\$464.20** P.I.D.: **019-014-741**
 Mgmt. Co's Name: **self-managed**
 View: **No**
 Complex / Subdiv: **CARRIAGE COURT**
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **1 Storey,Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Propane**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground,Visitor Parking**
 Dist. to Transit: Dist to School Bus:
 Units in Development: **20** Total Units in Strata: **20**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup,Gardening,Gas,Heat,Hot Water,Management,Recreation Facility**
 Legal: **STRATA LOT 18, PLAN LMS1652, SECTION 8, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRIC**
 Amenities: **Elevator,Playground,Storage**
 Site Influences:
 Features: **Dishwasher,Refrigerator,Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6 x 12'7			x			x
Main	Dining Room	11'5 x 11'			x			x
Bsmt	Kitchen	11'7 x 11'6			x			x
Main	Master Bedroom	14'7 x 12'			x			x
Main	Bedroom	11'6 x 10'9			x			x
Main	Nook	11'7 x 9'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	0	# of Rooms: 6 # of Kitchens: 1 # of Levels: 1	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	1,394	Crawl/Bsmt. Height:	1	Main	4	No
Finished Floor (Below):	0	Restricted Age:	2	Main	4	Yes
Finished Floor (Basement):	0	# of Pets: 1 Cats: Yes Dogs: Yes	3			No
Finished Floor (Total):	1,394 sq. ft.	# or % of Rentals Allowed: 0	4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Not Allowed,Smoking Restrictions	5			No
Grand Total:	1,394 sq. ft.	Basement: None	6			No
			7			No
			8			No

Listing Broker(s): **Royal LePage Brent Roberts Realty**

CARRIAGE COURT in downtown Cloverdale. Spacious top floor unit with generous room sizes through-out - 2 bedrooms and 2 full bathrooms. Sunny deck with great view, large living room with vaulted ceiling and gas fireplace, master bedroom with big ensuite, newer flooring, lots of storage space, and huge laundry room. Great neighbours, great location - close to everything. Bus at the door, shopping only blocks away, doctor/dentist within walking distance, casino and more. Pet friendly self-managed building with hot water heat and gas fireplace included in monthly maintenance fee.

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.