

**R2495395**  
Townhouse

**211 16488 64 AVENUE**  
Surrey  
Cloverdale BC  
V3S 6X6

Residential Attached  
**\$695,000 (LP)**



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2016**  
 Bedrooms: **3** Age: **4**  
 Lot Area Bathrooms: **3** Zoning: **MFR**  
 Flood Full Baths: **2** Gross Taxes: **\$2,896.17**  
 Plain: Half Baths: **1** For Tax Year: **2019**  
 Rear Yard Exp: Maint. Fee: **\$168.58** P.I.D.: **030-174-155**  
 Mgmt. Co's Name: **Dav in Management**  
 Mgmt. Co's Phone: **604-594-5643**  
 View:  
 Complex / Subdiv:  
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Brick,Fibre Cement Board,Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Electric**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard,Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double**  
 Dist. to Transit: Dist to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish:

Maint Fee Inc: **Garbage Pickup,Gardening,Management,Snow removal**  
 Legal: **STRATA LOT 148, PLAN EPS3188, SECTION 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTR**  
 Amenities: **Club House,Garden,In Suite Laundry,Playground**  
 Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 11'2			x			x
Main	Kitchen	18' x 8'			x			x
Main	Dining Room	15' x 11'2			x			x
Above	Master Bedroom	12'1 x 12'			x			x
Above	Walk-In Closet	7'11 x 7'			x			x
Above	Bedroom	13'2 x 8'6			x			x
Above	Bedroom	10'6 x 8'10			x			x
Below	Flex Room	13' x 9'11			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>675</b>	# of Rooms: <b>8</b> # of Kitchens: <b>1</b> # of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>695</b>	Crawl/Bsmt. Height:	1	Main	2	No
Finished Floor (Below):	<b>189</b>	Restricted Age:	2	Above	3	Yes
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b> Cats: Dogs:	3	Above	3	No
Finished Floor (Total):	<b>1,559 sq. ft.</b>	# or % of Rentals Allowed:	4			
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.,Rentals Allowed</b>	5			
Grand Total:	<b>1,559 sq. ft.</b>	Basement: <b>None</b>	6			
			7			
			8			

Listing Broker(s): **Oneflatfee.ca**

**Welcome to Harvest at Bose Farm! LIKE NEW! Elegant, Bright 3 Bdrm/3 Bthrm & DEN - END unit ~ prime location in the complex! Featuring open concept Great Rm, Kitchen/Dining Rm. Fireplace in Living Rm. Entertainers Dream this Gourmet Kitchen ~ Quartz Waterfall Island, SS Appliances with gas Cook Top, Bar Fridge and built-in Oven. Unique Hutch & Built-in Desk area. Fantastic Master w/Floor to 13' Ceiling/Windows & Upgraded Spa Ensuite. Awesome outdoor space with Fenced Backyard/Patio, Lrg Balcony with gas BBQ hook up. Add'l Upgrades: Built in Vacuum, Porcelain tile in Bthrms, Custom Closet organizers, Tank-less hot water, Epoxy floor coating in Side by Side Garage. Great heavy duty storage in garage! Be sure to Check out the Awesome 3D Virtual Tour!**

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