

R2528721
Apartment/Condo

204 16421 64 AVENUE
Surrey
Cloverdale BC
V3S 6V7

Residential Attached
\$699,000 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2007**
 Bedrooms: **2** Age: **14**
 Lot Area: Bathrooms: **2** Zoning: **CDZ**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$3,023.00**
 Rear Yard: Half Baths: **0** For Tax Year: **2020**
 Exp: Maint. Fee: **\$575.00** P.I.D.: **027-792-315**
 Mgmt. Co's Name: **Pacific Quorum**
 Mgmt. Co's Phone: **604-635-0260**
 View: **Yes: Serpentine Valley**
 Complex / Subdiv: **St Andrews**
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **1 Storey,Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **Yes**
 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: **Mixed**

Maint Fee Inc: **Caretaker,Gardening,Recreation Facility,Snow removal**
 Legal: **STRATA LOT 131, SECTION 13, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, STRATA PLAN BC**
 Amenities: **Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Recreation Center,Storage**
 Site Influences: **Golf Course Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 15'4			x			x
Main	Kitchen	13'8 x 10'			x			x
Main	Dining Room	10'6 x 13'			x			x
Main	Family Room	13'10 x 12'			x			x
Main	Den	11'4 x 10'6			x			x
Main	Master Bedroom	19'2 x 12'			x			x
Main	Bedroom	11'6 x 10'			x			x
Main	Laundry	13'4 x 6'			x			x
Main	Foyer	11' x 6'2			x			x
		x			x			

Finished Floor (Main):	1,851	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No
Finished Floor (Below):	0	Restricted Age:			2	Main	5	Yes
Finished Floor (Basement):	0	# of Pets: Cats: Dogs:			3			No
Finished Floor (Total):	1,851 sq. ft.	# or % of Rentals Allowed:			4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns			5			No
Grand Total:	1,851 sq. ft.	Basement: None			6			No
					7			No
					8			No

Listing Broker(s): **Sutton Premier Realty**

St. Andrews! Check out the SQ Footage of this 2 BDRM and DEN unit is only one of only three 1850+ square foot units that are the largest units in St. Andrews. This is a corner unit with two balconies with spectacular, southwest, unobstructed views of the valley below. All rooms are large and the master bedroom has a huge walk in closet . The main living area is all open to the kitchen with a large island. Storage room right outside the units door plus one below. St. Andrews borders the south side of Northview Golf course and is the nicest appointed strata in Surrey with lots of amenities including pool, gym, theater, clubhouse and must be viewed to be appreciated.

The enclosed information, while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates *Personal Real Estate

Corporation.