

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):	Bathrooms:	2	Age:	15
Lot Area:	Full Baths:	2	Zoning:	RM-30
Flood Plain:	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:	Maint. Fee:	211.00	For Tax Year:	2023
View:			P.I.D.:	028-325-052

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric, Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s), Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Mixed	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Legal: STRATA LOT 50, PLAN BCS3661, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Playground

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed

Listing Broker(s): RE/MAX Blueprint Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	11'10 x 13'9	Main	Dining Room	14'2 x 8'8
Above	Primary Bedroom	11'10 x 11'4	Main	Living Room	20'1 x 12'2
Main	Kitchen	14'2 x 10'8	Below	Recreation Room	0' x 0'

Finished Floor (Main):	620 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	589 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	101 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,310 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,310 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Welcome to this 2 bedroom 2 bathroom well kept unit in the heart of Clayton/Cloverdale, close to all shopping, transit and schools. With an amazing mount Baker view and no neighbours behind you, enjoy the serenity right from your Patio/deck! It come with granite countertops, S/S appliances, paris style blinds and a nest thermostat system. The garage is a 40 ft long, 2 car garage with an option to enjoy a rec room as you walk out to the fenced backyard. Lots of storage in the home plus closet organizers in room closets. Hot water tank replaced 2 yrs ago. It won't last long. Book your showing today! Open House Saturday April 6th, 2024, 2-4 pm. Offers on April 8th, 2024