R2865867 Townhouse

63 19455 65 AVENUE SURREY

Clayton, V4N 0Z1

Residential Attached \$849,900 (LP)

	Clayton, V4N 0Z1					\$849,900 (LF	
Depth/Size (ft):		Bedrooms:	3	Approx. Year Buil	lt: 2007	7	
rontage (ft):		Bathrooms:	3	Age:	17		
ot Area:		Full Baths:	2	Zoning:	MR3	0	
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,0	01.84	
Rear Yard Exp:		Maint. Fee:	316.29	For Tax Year:	2023	3	
View:	Yes			P.I.D.:	026-	937-352	
Style of Home:	3 Storey, End Unit		Parking:	Total: 2 - Covered:	2		
Construction:	Frame - Wood		Covered Parking:	2			
Exterior:	Vinyl,Wood		Parking Access:				
oundation:			Parking:	Grge/Double Tandem, Visitor Parking			
Rain Screen:	Full		Locker:	No			
Renovations:			Units in Dev:	81 - Total Units in	Strata: 81		
of Fireplaces:	1 - Fuel: Electric		Distance to:				
Vater Supply:	City/Municipal		Title to Land:	Freehold Strata			
uel/Heating:	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:	No			
loor Finish:	Laminate,Wall/Wall/Mi	ixed	Fixtures Rmvd:	No			
/iew:	Yes : Treed view and o	greenbelt					
-	Yes : Treed view and g Bradshaw - 604-576-2	5					
Mgmt. Company:	Bradshaw - 604-576-2	5					
Mgmt. Company: Complex / Subdiv:	Bradshaw - 604-576-2 Two Blue	2424	Sewer,Water				
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO	5	SHIP 8, NEW WESTMINSTER I				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE	2424 Natural Gas,Sanitary Sewer,Storm N BCS1987, SECTION 15, TOWN DMMON PROPERTY IN PROPOR	SHIP 8, NEW WESTMINSTER I				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L	2424 Natural Gas,Sanitary Sewer,Storm N BCS1987, SECTION 15, TOWN DMMON PROPERTY IN PROPOR aundry,Playground	SHIP 8, NEW WESTMINSTER I				
Mgmt. Company: Complex / Subdiv: Services Connected:	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L Central Location,Recr	2424 Natural Gas,Sanitary Sewer,Storm N BCS1987, SECTION 15, TOWN DMMON PROPERTY IN PROPOR aundry,Playground eation Nearby,Shopping Nearby	SHIP 8, NEW WESTMINSTER I				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L Central Location,Recr ClthWsh/Dryr/Frdg/St	2424 Natural Gas,Sanitary Sewer,Storm N BCS1987, SECTION 15, TOWN DMMON PROPERTY IN PROPOR aundry,Playground eation Nearby,Shopping Nearby ve/DW	SHIP 8, NEW WESTMINSTER I				
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest.,	2424 Natural Gas,Sanitary Sewer,Storm N BCS1987, SECTION 15, TOWN DMMON PROPERTY IN PROPOR aundry,Playground eation Nearby,Shopping Nearby ve/DW	SHIP 8, NEW WESTMINSTER I TION TO THE UNIT ENTITLEM	IENT OF THE STRATA			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest.,	2424 Natural Gas,Sanitary Sewer,Storm N BCS1987, SECTION 15, TOWN DMMON PROPERTY IN PROPOR aundry,Playground eation Nearby,Shopping Nearby ve/DW Rentals Allowed	SHIP 8, NEW WESTMINSTER I TION TO THE UNIT ENTITLEM	IENT OF THE STRATA		I ON FORM 1 OF	
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s):	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group-West Co	2424 Natural Gas,Sanitary Sewer,Storm N BCS1987, SECTION 15, TOWN DMMON PROPERTY IN PROPOR aundry,Playground eation Nearby,Shopping Nearby ve/DW Rentals Allowed past Realty (Surrey/24), Sutton Gro	SHIP 8, NEW WESTMINSTER I TION TO THE UNIT ENTITLEM	IENT OF THE STRATA 24)	LOT AS SHOWN	NON FORM 1 OF	
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s):	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group-West Co	2424 Natural Gas,Sanitary Sewer,Storm N BCS1987, SECTION 15, TOWN DMMON PROPERTY IN PROPOR aundry,Playground eation Nearby,Shopping Nearby ve/DW Rentals Allowed past Realty (Surrey/24), Sutton Gro Dimensions	SHIP 8, NEW WESTMINSTER I TION TO THE UNIT ENTITLEM pup-West Coast Realty (Surrey/2	IENT OF THE STRATA 24) Type	LOT AS SHOWN	NON FORM 1 OF	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): loor Iain	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group-West Co Type Living Room	Atural Gas,Sanitary Sewer,Storm N BCS1987, SECTION 15, TOWN DMMON PROPERTY IN PROPOR aundry,Playground eation Nearby,Shopping Nearby ve/DW Rentals Allowed bast Realty (Surrey/24), Sutton Gro Dimensions 12'3 x 12'3	SHIP 8, NEW WESTMINSTER I TION TO THE UNIT ENTITLEM pup-West Coast Realty (Surrey/2	IENT OF THE STRATA 24) Type	LOT AS SHOWN	NON FORM 1 OF	
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group-West Co Type Living Room Kitchen	Alexan Alexandres Alex	SHIP 8, NEW WESTMINSTER I TION TO THE UNIT ENTITLEM pup-West Coast Realty (Surrey/2	IENT OF THE STRATA 24) Type	LOT AS SHOWN	NON FORM 1 OF	
Agmt. Company: Complex / Subdiv: Services Connected: egal: menities: Site Influences: Features: Bylaw Restric: Listing Broker(s): loor lain lain lain	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group-West Co Type Living Room Kitchen Eating Area	Atural Gas,Sanitary Sewer,Storm N BCS1987, SECTION 15, TOWN DMMON PROPERTY IN PROPOR aundry,Playground eation Nearby,Shopping Nearby ve/DW Rentals Allowed bast Realty (Surrey/24), Sutton Gro Dimensions 12'3 x 12'3 11'9 x 10'0 13'0 x 9'0	SHIP 8, NEW WESTMINSTER I TION TO THE UNIT ENTITLEM pup-West Coast Realty (Surrey/2	IENT OF THE STRATA 24) Type	LOT AS SHOWN	NON FORM 1 OF	
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain bove	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group-West Co Type Living Room Kitchen Eating Area Dining Room	Atural Gas,Sanitary Sewer,Storm N BCS1987, SECTION 15, TOWN DMMON PROPERTY IN PROPOR aundry,Playground eation Nearby,Shopping Nearby ve/DW Rentals Allowed oast Realty (Surrey/24), Sutton Gro Dimensions 12'3 x 12'3 11'9 x 10'0 13'0 x 9'0 11'9 x 10'8	SHIP 8, NEW WESTMINSTER I TION TO THE UNIT ENTITLEM pup-West Coast Realty (Surrey/2	IENT OF THE STRATA 24) Type	LOT AS SHOWN	NON FORM 1 OF	
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain bove bove	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group-West Co Type Living Room Kitchen Eating Area Dining Room Primary Bedroom	Atural Gas,Sanitary Sewer,Storm N BCS1987, SECTION 15, TOWN DMMON PROPERTY IN PROPOR aundry,Playground eation Nearby,Shopping Nearby ve/DW Rentals Allowed oast Realty (Surrey/24), Sutton Gro Dimensions 12'3 x 12'3 11'9 x 10'0 13'0 x 9'0 11'9 x 10'8 12'3 x 12'7	SHIP 8, NEW WESTMINSTER I TION TO THE UNIT ENTITLEM pup-West Coast Realty (Surrey/2	IENT OF THE STRATA 24) Type	LOT AS SHOWN	NON FORM 1 OF	
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain bove bove	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group-West Co Type Living Room Kitchen Eating Area Dining Room Primary Bedroom Bedroom	Atural Gas,Sanitary Sewer,Storm N BCS1987, SECTION 15, TOWN DMMON PROPERTY IN PROPOR aundry,Playground eation Nearby,Shopping Nearby ve/DW Rentals Allowed bast Realty (Surrey/24), Sutton Gro Dimensions 12'3 x 12'3 11'9 x 10'0 13'0 x 9'0 11'9 x 10'8 12'3 x 12'7 9'5 x 12'3	SHIP 8, NEW WESTMINSTER I TION TO THE UNIT ENTITLEM pup-West Coast Realty (Surrey/2 Floor Above	24) Type Bedroom	LOT AS SHOWN Dimen 8'6 x 9'	I ON FORM 1 OF	
Igmt. Company: complex / Subdiv: ervices Connected: egal: 	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group-West Co Type Living Room Kitchen Eating Area Dining Room Primary Bedroom Bedroom	Additional Action of the second state of the s	SHIP 8, NEW WESTMINSTER I TION TO THE UNIT ENTITLEM	IENT OF THE STRATA 24) Type Bedroom Bathroom Floor	LOT AS SHOWN Dimen 8'6 x 9' # of Pieces	I ON FORM 1 OF	
Igmt. Company: complex / Subdiv: cervices Connected: egal: menities: cite Influences: eatures: catures	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group-West Co Type Living Room Kitchen Eating Area Dining Room Primary Bedroom Bedroom	Alexan Alexandres Statistics Stat	SHIP 8, NEW WESTMINSTER I TION TO THE UNIT ENTITLEM pup-West Coast Realty (Surrey/2 Floor Above	IENT OF THE STRATA 24) Type Bedroom Bathroom Floor Main	Dimen 8'6 x 9' # of Pieces 2	I ON FORM 1 OF	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group-West Co Type Living Room Kitchen Eating Area Dining Room Primary Bedroom Bedroom 657 sqft 669 sqft 116 sqft	Alexan Alexandres and a second	SHIP 8, NEW WESTMINSTER I TION TO THE UNIT ENTITLEM pup-West Coast Realty (Surrey/2 Floor Above	IENT OF THE STRATA 24) Type Bedroom Bathroom Floor Main Above	Dimen 8'6 x 9' # of Pieces 2 4	NON FORM 1 OF	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Bradshaw - 604-576-2 Two Blue Community,Electricity, STRATA LOT 42, PLA INTEREST IN THE CO V,AS APPROPRIATE Club House,In Suite L Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Sutton Group-West Co Type Living Room Kitchen Eating Area Dining Room Primary Bedroom Bedroom 657 sqft 669 sqft 116 sqft 0 sqft	Alexan Alexandres and a second	SHIP 8, NEW WESTMINSTER I TION TO THE UNIT ENTITLEM	IENT OF THE STRATA 24) Type Bedroom Bathroom Floor Main Above	Dimen 8'6 x 9' # of Pieces 2 4	NON FORM 1 OF	

Welcome Home to this fabulous end unit at "Two Blue" in the heart of Clayton! This well maintained home features a bright open concept plan and a spacious kitchen with tons of work and storage space with a large pantry and oversized island. You will love the main floor access to a great size yard, overlooking a quiet greenbelt perfect for kids and dogs! Upstairs you will find a large primary bedroom with ensuite featuring double sinks AND two more good size bedrooms! Large tandem garage with enough space for two cars & extra storage. Katzie Elementary & Clayton Heights Secondary are nearby. Fantastic family oriented & pet friendly area. Close to Schools, Parks, Restaurants, Grocery Stores, Willowbrook Shopping Centre & FUTURE SKYTRAIN. Don't miss it, book your private viewing today!

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'. This communication is not intended to solicit properties already listed for sale.