

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2010
Frontage (ft):	Bathrooms: 2	Age: 14
Lot Area:	Full Baths: 2	Zoning: CD
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,121.09
Rear Yard Exp:	Maint. Fee: 417.00	For Tax Year: 2023
View: No		P.I.D.: 028-272-871

Style of Home: Corner Unit,Upper Unit	Parking: Total: 2 - Covered: 2
Construction: Frame - Wood	Covered Parking: 2
Exterior: Brick,Mixed	Parking Access: Front,Side
Foundation:	Parking: Garage; Underground,Visitor Parking
Rain Screen: Full	Locker: Yes
Renovations:	Units in Dev: 95 - Total Units in Strata: 95
# of Fireplaces: 0 - Fuel: None	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard,Electric	Property Disc: Yes
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd: No

View: No
Mgmt. Company: Vert Real Estate Services - 778-344-2502
Complex / Subdiv: CALERA AT CLAYTON VILLAGE
Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water
Legal: PL BCS3888 LT 76 LD 36 SEC 16 TWP 8
Amenities: Bike Room,Club House,Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences: Central Location,Recreation Nearby,Shopping Nearby
Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9'1 x 11'2			
Main	Kitchen	9'7 x 8'11			
Main	Primary Bedroom	9'2 x 9'11			
Main	Bedroom	9'7 x 10'9			

Finished Floor (Main): 765 sqft	# Of Rooms: 4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	No
Finished Floor (Below): 0 sqft	# Of Levels: 1	Main	3	Yes
Finished Floor (Bsmnt): 0 sqft	Crawl/Bsmnt Height:			
Finished Floor (Total): 765 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 765 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Welcome to Calera at Clayton Village! Beautiful top floor, corner, west facing unit featuring 2 bedrooms and 2 baths plus a mini bar/work station. Located in the fabulous neighborhood of Clayton Village. Calera makes living easy with shopping and daily necessities located at your doorstep at Clayton Crossing and 1/2 block from the future skytrain. K-12 schools just up the street, and quick access to major transportation hubs. Fabulous amenities include expansive landscaped courtyard, fireside amenity room with billiards and media room and well equipped gym. Home comes with 2 parking stalls and 1 storage locker and allows for 2 pets with no size restriction. Shows 10 plus. Call today!