R2878615 Apartment/Condo

409 6490 194 STREET SURREY

		Clayton, V	(4N 0J9			. ,
epth/Size (ft):		Bedrooms:	2	Approx. Year Bui	lt: 2019)
ontage (ft):		Bathrooms:	2	Age:	5	
ot Area:		Full Baths:	2	Zoning:	MF	
ood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,50	00.08
ear Yard Exp:		Maint. Fee:	569.06	For Tax Year:	2023	1
iew:	Yes			P.I.D.:		685-915
yle of Home:	Penthouse		Parking:	Total: 2 - Covered:	2	
onstruction:	Frame - Wood		Covered Parking:	2		
xterior:	Mixed,Stone,Vinyl		Parking Access:			
oundation:			Parking:	Garage; Undergro	und, Visitor Parkir	ng
ain Screen:			Locker:	Yes		
enovations:			Units in Dev:			
of Fireplaces:	0 - Fuel: None		Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold Strata		
el/Heating:	Baseboard,Electric		Property Disc:	Yes		
utdoor Area:	Balcny(s) Patio(s) Dck	(s)	PAD Rental:			
/pe of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:			Fixtures Rmvd:	No		
gmt. Company: omplex / Subdiv:	Yes : MOUNTAIN & P/ First Service Resident WATERSTONE	ial - 604-683-8900				
gmt. Company: omplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures:	First Service Resident WATERSTONE Electricity,Sanitary Ser STRATA LOT 464, PL/ THECOMMON PROP Club House,Exercise (ial - 604-683-8900 wer,Storm Sewer,Water AN BCS3648, SECTION 15, TOWNSHI ERTY IN PROPORTION TO THE UNIT Centre,Pool; Indoor,Recreation Center, eation Nearby,Shopping Nearby ve/DW	ENTITLEMENT OF THE S	TRATA LOT AS SHOW		N INTEREST IN
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gmt. Company: pmplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: /law Restric: sting Broker(s): 	First Service Resident WATERSTONE Electricity,Sanitary Set STRATA LOT 464, PL/ THECOMMON PROP Club House,Exercise (Central Location,Recru CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,i Stonehaus Realty Cor Type Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet Bedroom Walk-In Closet 930 sqft 210 sqft 0 sqft 0 sqft	ial - 604-683-8900 wer,Storm Sewer,Water AN BCS3648, SECTION 15, TOWNSHI ERTY IN PROPORTION TO THE UNIT Centre,Pool; Indoor,Recreation Center, eation Nearby,Shopping Nearby we/DW Rentals Allowed p. Dimensions 9'10 × 8'9 12'2 × 6'4 12'2 × 11'2 14'1 × 10'5 10'7 × 5'2 11'7 × 8'9 4'10 × 3'2 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	FINTITLEMENT OF THE S Sauna/Steam Room,Storage	TRATA LOT AS SHOW	/N ON FORM V Dimen: 15'4 × 9 # of Pieces 4	sions 9'3 Ensuite? No
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	First Service Resident WATERSTONE Electricity,Sanitary Set STRATA LOT 464, PL/ THECOMMON PROP Club House,Exercise (Central Location,Recru CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,I Stonehaus Realty Cor Type Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet Bedroom Walk-In Closet 930 sqft 210 sqft 0 sqft 0 sqft 1,140 sqft	ial - 604-683-8900 wer,Storm Sewer,Water AN BCS3648, SECTION 15, TOWNSH ERTY IN PROPORTION TO THE UNIT Centre,Pool; Indoor,Recreation Center,? eation Nearby,Shopping Nearby we/DW Rentals Allowed p. Dimensions 9'10 × 8'9 12'2 × 6'4 12'2 × 11'2 14'1 × 10'5 10'7 × 5'2 11'7 × 8'9 4'10 × 3'2 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height: Basement:	FINTITLEMENT OF THE S Sauna/Steam Room,Storage	TRATA LOT AS SHOW	/N ON FORM V Dimen: 15'4 × 9 # of Pieces 4	sions 9'3 Ensuite? No
iew: gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain ain ain	First Service Resident WATERSTONE Electricity,Sanitary Set STRATA LOT 464, PL/ THECOMMON PROP Club House,Exercise (Central Location,Recru CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,i Stonehaus Realty Cor Type Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet Bedroom Walk-In Closet 930 sqft 210 sqft 0 sqft 0 sqft	ial - 604-683-8900 wer,Storm Sewer,Water AN BCS3648, SECTION 15, TOWNSHI ERTY IN PROPORTION TO THE UNIT Centre,Pool; Indoor,Recreation Center, eation Nearby,Shopping Nearby we/DW Rentals Allowed p. Dimensions 9'10 × 8'9 12'2 × 6'4 12'2 × 11'2 14'1 × 10'5 10'7 × 5'2 11'7 × 8'9 4'10 × 3'2 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	FINTITLEMENT OF THE S Sauna/Steam Room,Storage	TRATA LOT AS SHOW	/N ON FORM V Dimen: 15'4 × 9 # of Pieces 4	sions 9'3 Ensuite? No

Discover luxury living - Esplanade Grande at Waterstone in Clayton Heights! This exquisite Loft-Style Penthouse boasts 2 beds, 2 baths, & a captivating open-concept design w/ soaring 17 ft. ceilings. Enjoy a spacious 112 sq ft covered deck offering serene views of lush greenspace. The kitchen features top-of-the-line LG S/S appliances, elegant full slab granite countertops, and a modern Espresso Dark scheme. Indulge in resort-style amenities including a swimming pool, hot tub, sauna, fitness center, Chef's kitchen, fireside lounge, billiard room, and private movie theater. Conveniently situated near transit, coffee shops, shopping, and dining options. This unit includes 2 side-by-side parking stalls and 2 storage lockers (with custom shelving). Pets and rentals welcome.

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.