R2880287 Townhouse

## 40 6785 193 STREET SURREY Clayton, V4N 0Z4

ownnouse	Clayton, V4N 0Z4					\$950,000	
Depth/Size (ft):		Bedrooms:	3	Approx. Year Buil	lt: 2006	3	
Frontage (ft):		Bathrooms:	3	Age:	18		
ot Area:		Full Baths:	2	Zoning:	RM-	30	
lood Plain:		Half Baths:	- 1	Gross Taxes:		22.95	
Rear Yard Exp:		Maint, Fee:	466.99	For Tax Year:	2023		
/iew:			100100	P.I.D.:		696-592	
					010		
Style of Home:	3 Storey		Parking:	Total: 4 - Covered:	2		
Construction:	Frame - Wood		Covered Parking:	2			
xterior:	Mixed, Vinyl, Wood		Parking Access:	Front			
oundation:			Parking:	Garage; Double			
lain Screen:			Locker:				
Renovations:			Units in Dev:				
of Fireplaces:	1 - Fuel: Electric		Distance to:				
Vater Supply:	City/Municipal		Title to Land:	Freehold Strata			
uel/Heating:	Baseboard, Forced Air	,Natural Gas	Property Disc:	Yes			
Outdoor Area:	Balcny(s) Patio(s) Dck	κ(s)	PAD Rental:				
Type of Roof:	Asphalt		Fixtures Leased:	No			
loor Finish:			Fixtures Rmvd:	No			
Mgmt. Company: Complex / Subdiv: Services Connected:	Madrona Electricity,Natural Gas STRATA LOT 6, PLAN	perty Mgmt - 604-585-2367 s,Sanitary Sewer,Storm Sewer,Wa NBCS1858, SECTION 15, TOWN PERTY IN PROPORTION TO THE	ISHIP 8, NEW WESTMINSTER			NTEREST IN	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Madrona Electricity,Natural Gas STRATA LOT 6, PLAN THECOMMON PROP In Suite Laundry Golf Course Nearby,R ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest.,	s,Sanitary Sewer,Storm Sewer,Wa N BCS1858, SECTION 15, TOWN PERTY IN PROPORTION TO THE Recreation Nearby,Shopping Near we/DW	ISHIP 8, NEW WESTMINSTER E UNIT ENTITLEMENT OF THE			NTEREST IN	
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Welcome to Madrona in Clayton! This 2070 sqft inside unit boasts 3 bedrooms plus a spacious flex space. Enjoy a covered deck off the living area and a separate patio with gas hook up off the kitchen. Updates include new flooring, paint, blinds, and baseboards, along with a stunning rock fireplace. With a double garage and extra parking, convenience is key. Original owners have meticulously maintained this home. Close to the new SkyTrain and amenities. Book your viewing today! \*\*\* Open House Saturday June 1st 11am-1pm \*\*\*

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