

Lot Dimensions (ft):		Bedrooms:	1	Approx. Year Built:	1973
Frontage (ft):		Bathrooms:	1	Age:	52
Lot Area:		Full Baths:	1	Zoning:	RM30
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,774.33
Rear Yard Exp:		Maint. Fee:	446.42	For Tax Year:	2025
View:				P.I.D.:	001179977

Style of Home:	Split Entry	Parking:	
Construction Materials:	Frame Wood, Vinyl Siding, Wood Siding	Covered Parking:	
Foundation:	Concrete Perimeter	Parking Features:	Additional Parking, Open
Rain Screen:		Locker:	0
Renovations:		Units in Dev:	111 - Total Units in Strata: 111
# of Fireplaces:		Distance to:	Public Transit: Close - School Bus: Close
Water Supply:	Public	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Vinyl, Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: The Wynford Group - 604-261-0285

Complex / Subdiv: Clover Park Gardens

Services Connected: Electricity Connected, Water Connected

Legal: STRATA LOT 70 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN NW183 TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATALOT AS SHOWN ON FORM 1

Amenities: Gas, Hot Water, Management, Sewer, Snow Removal, Water

Site Influences: Central Location, Recreation Nearby

Features: Dishwasher, Refrigerator, Range Top, Additional Parking, Open, Shopping Nearby, Patio, Deck, Central Location, Recreation Nearby, Balcony

Bylaw Restrict: Cats OK, Dogs OK, Number Limit (One), Yes With Restrictions

Listing Broker(s):

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 7'			
Main	Living Room	14' x 10'			
Below	Primary Bedroom	14' x 13'			

Finished Floor (Main):	400 sqft	# Of Rooms:	3	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Below	3	0
Finished Floor (Below):	316 sqft	# Of Levels:	Two, Split Entry			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	716 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	716 sqft	Pets Allowed:	Cats OK, Dogs OK, Number Limit (One), Yes With Restrictions			

Welcome to this bright, inviting, spacious and affordable 2 level 1-bedroom condo, perfectly situated in the heart of Cloverdale. Perfect for a 1st time homebuyer or Investor! Thoughtfully designed for comfort and lifestyle, this home features two private outdoor living spaces, overlooking a serene green courtyard—ideal for morning coffee, and relaxing evenings. You're just moments from the local rec centre, grocery shopping, dining options, and transit, making daily errands and commuting effortless. Pets allowed, parking included, and separate living spaces.