

Cloverdale, Cloverdale BC **MLS# F1417966** Residential Attached
305 17730 58A AV, V3S 8M5 **Active**



List Price: **\$217,900** Previous Price:

Subdiv/Complex: **DERBY DOWNS**

Frontage: 0.00	Approx Yr Blt: 1995	PID: 019-100-621
Depth/Size: 0	Age at List Date: 19	Type: Apartment/Condo
Lot SqFt: 0	Bedrooms: 2	Zoning: RES
Exposure:	Bathrooms: 2	Taxes: \$1,056 (2013)
Stories in Bldg: 3	Full Baths: 2	If New GST/HST Incl:
Flood Plain: No	Half Baths: 0	Tax Incl Utilities: Yes
Meas. Type: Feet		Apprvl Req'd:
Fixtures Lsd: N		
Fixt Removed: N		
View: Y - NORTH SHORE MOUNTAINS		

Style of Home: End Unit, Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding	
Exterior: Vinyl, Wood		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Asphalt	Reno Year:	
Renovations:	Dist to Public Trans:	Dist to School/Bus:
Flooring: Laminate, Mixed	Units in Development: 72	Total Units in Strata: 72
Water Supply: City/Municipal	Locker: Yes	
Heat/Fuel: Hot Water, Radiant, Natural Gas	Possession:	
No. of Fireplaces: 1	Title to Land: Freehold Strata	
Fireplace Fuel: Gas - Natural	Seller's Interest: Registered Owner	
Outdoor Area: Balcony(s)	Mortgage Info: \$0	
Mngmt Co: BAYWEST	Property Disclosure: Y	
Mngmt Ph: 604-591-6060	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Maint Fee: \$307.00		

Maint Charge Incl: **Recreation Facility, Snow removal, Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management**

Legal: **PL LMS1273 LT 42 LD 36 SEC 8 TWP 8 STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Guest Suite, In Suite Laundry, Workshop Attached, Bike Room, Club House, Elevator**

Features Incl: **Fireplace Insert, Garage Door Opener, Sprinkler - Fire, Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage, Drapes/Window Coverings**

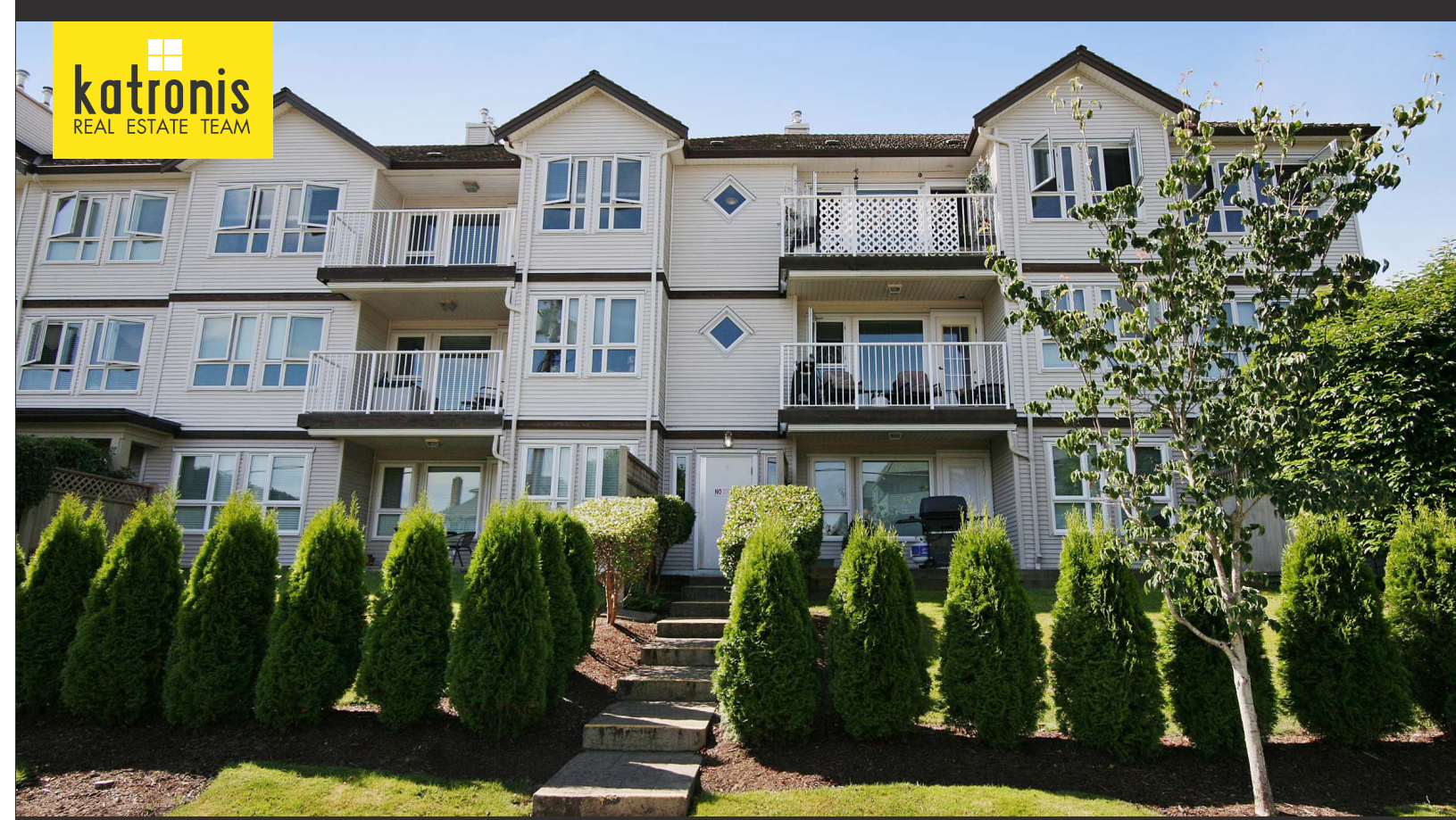
Site Influences: **Recreation Nearby, Shopping Nearby, Central Location**

Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'			
Main F.	Kitchen	13' X 10'			
Main F.	Dining	10' X 10'			
Main F.	Master Bedroom	15' X 12'			
Main F.	Bedroom	10' X 9'			

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 947	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 947	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 947		8

Listing Broker(s): **HomeLife Benchmark Rlty (Clow)**

No other like it in Cloverdale this top floor, corner unit with Massive windows facing the mountain view to let in all that natural light looking onto your sundeck. New Stainless Steel Appliances, high end in suite washer/dryer, laminate flooring, in floor radiant heat, new light fixtures and fans throughout, baseboards and so tastefully decorated that this is the place to call home. Even the master ensuite has windows to brighten up your day. The building has underground parking, storage lockers, bike room, guest suite, fitness room and workshop. Close to transit, freeway access, the border and a short walk to the casino, community centre and shopping. This is one you will appreciate seeing.



#305 17730 58A Ave. Derby Downs

TOP FLOOR CORNER CONDO

No other like it in Cloverdale! This top floor corner unit with massive windows offering a mountain view bringing lots of natural light. Newer stainless steel appliances, high end in-suite washer/dryer, laminate flooring, in-floor radiant heat, new light fixtures and fans throughout, baseboards and tastefully decorated. Even the master ensuite has windows to brighten up your day. The building has underground parking, storage lockers, bike room, guest suite, fitness room and workshop. Close to transit, freeway access, the border and a short walk to the casino, community centre and shopping. This is one you will appreciate seeing!

COMPLIMENTS OF

Age	1995
Style	Condo
Bedrooms	2
Bathrooms	2
Size (sqft)	9,47
Lot (sqft)	Strata

604-574-0161
info@katronisrealestate.com



NO SUBSTITUTE FOR HARD WORK

HomeLife Benchmark Realty Corp. 103 5830 176 A Street, Surrey, BC

Visit www.katronisrealestate.com for more info, photos and virtual tours.

HOME FEATURES



- Newer stainless steel appliances
- High end in-suite washer and dryer
- Laminate flooring
- In-floor radiant heat
- New light fixtures and fans through-out
- Baseboards
- Close to downtown Cloverdale for shopping, medical, transit, library and casino
- Easy freeway access



Schools in the Area

Elementary

K - 7 Martha Currie Elementary

Secondary

8 - 12 Lord Tweedsmuir Secondary

Map

