

Cloverdale, Cloverdale BC **MLS# F1416791** Residential Attached **Active**
101 5906 176A ST, V3S 8Z1

	List Price: \$149,900	Previous Price:
	Subdiv/Complex: Wyndham Estates	
Frontage: 0.00	Approx Yr Blt: 1983	PID: 000-515-752
Depth/Size:		Type: Apartment/Condo
Lot SqFt: 0	Age at List Date: 31	Zoning: MF
Exposure:	Bedrooms: 2	Taxes: \$897 (2013)
Stories in Bldg:	Bathrooms: 1	If New GST/HST Incl:
Flood Plain:	Full Baths: 1	Tax Incl Utilities: No
Meas. Type:	Half Baths: 0	Apprvl Req'd:
Fixtures Lsd: N		
Fixt Removed: N		
View:		

Style of Home: Rancher/Bungalow	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Wood		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel	Reno Year:	
Renovations:	Dist to Public Trans:	Dist to School/Bus:
Flooring: Wall/Wall/Mixed	Units in Development:	Total Units in Strata:
Water Supply: City/Municipal	Locker:	
Heat/Fuel: Electric	Possession:	
No. of Fireplaces: 0	Title to Land: Freehold Strata	
Fireplace Fuel:	Seller's Interest: Registered Owner	
Outdoor Area: Balcony(s)	Mortgage Info: \$0	
Mngmt Co: Wyndham Estates	Property Disclosure: Y	
Mngmt Ph: 604-574-1635	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Maint Fee: \$229.16		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Management**

Legal: **PLANNWS1887 LOT7 LD36 SEC8 TP8 ENTITLEMEN T OF THE STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **In Suite Laundry**
 Features Incl: **Range, Refrigerator, Clothes Washer/Dryer**

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'3 X 12'4			
Main F.	Kitchen	7'7 X 7'2			
Main F.	Dining	12'3 X 9'4			
Main F.	Master Bedroom	12'10 X 11'			
Main F.	Bedroom	8'11 X 8'10			
Main F.	Laundry	6' X 5'			
Main F.	Walk-In Closet	6'4 X 5'7			

Floor Area (SqFt):	Total # Rooms: 7	Bathrooms
Finished Floor Area Main: 893	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	
Finished Floor Area Down: 0		
Finished Floor Area Bsmt: 0	Bsmt Height:	
Total Finished Floor Area: 893	Restricted Age:	
	# Pets / Cats; Dogs:	
Unfinished Floor Area: 0	# or % Rentals:	
Grand Total Floor Area: 893		

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

Nice bright corner unit. One of the largest in the building. Downtown Cloverdale location close to buses and shopping. Pets are allowed with restrictions, rentals are allowed with restrictions. Covered parking. October 2014 brand new appliances, New flooring, New paint, Updated light fixtures, New Blinds Corner unit with wrap-around patio.



#101 5906 176A Street

AFFORDABLE CONDO!

Lots of recent updating! WYNDHAM ESTATES in downtown Cloverdale close to the shopping, medical and transit buses. One of the largest units in the building 893 square feet with 2 bedrooms, in-suite laundry and walk-in closet. Covered parking. Pets allowed with restrictions and rentals allowed with restrictions.

COMPLIMENTS OF

Age	1983
Style	Condo
Bedrooms	2
Bathrooms	1
Size (sqft)	893
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



- Brand new appliances October 2014
- New blinds October 2014
- New flooring October 2014
- New paint October 2014
- Updated light fixtures October 2014
- Corner unit with wrap-around patio
- No age restrictions
- Pets okay with restrictions
- Rentals okay with restrictions



Schools in the Area

Elementary

K-7 Martha Currie Elementary

Secondary

8-12 Lord Tweedsmuir Secondary

Map

