Listing Broker(s): HomeLife Benchmark Rity (Clov)



604-574-0161

NO SUBSTITUTE FOR HARD WORK

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Cloverdale, Cloverdale BC				MLS# F1444251					Residential Attache
# 4 6588 188 ST, V3S 1Z6								Active	
		and the same	List Price:	\$394,900	Previous Price	2:			
-			Subdiv/Complex:	Hillcrest P	lace Estates				
			Frontage:	0.00	Approx Yr Blt:	20	004 P	ID:	026-072-173
			Depth/Size:				Т	ype:	Townhouse
N MARK			Lot SqFt:	0	Age at List Da		<u> </u>	oning:	RM15
			Exposure:		Bedrooms:	3		axes:	\$2,131 (2014)
1 1 1 1 1 1 1 1			Stories in Bldg:		Bathrooms:	3		ST/HST Incl?:	
			Flood Plain: Meas. Type:		Full Baths: Half Baths:	2 1		ax Incl Utilities: pprvl Regd:	No
			Fixtures Lsd:	N	Hall Dauls.	-	<i>-</i>	ррги кеци.	
		The same	Fixt Removed:	N					
			View:	N					
	F4 11-14 2	Ct / D			T. 15 1:			Carrana d Dankina	
Style of Home:	End Unit, 2		smt.		Total Parking:	4		Covered Parking	: 2
Construction: Frame - Wood Foundation: Concrete Perimeter				Parking Access: Front					
Exterior:	Vinyl				Parking Facilities:	чагад	e; Double		
Rain Screen:	/-		R/I Plumbing:						
Type of Roof:	Asphalt				Dist to Public Trans:			Dist to School/B	us:
Renovations:	-		Reno Year:		Units in Development:			Total Units in St	
Flooring:	Wall/Wall/I	Mixed			Locker:	No			
Water Supply:	City/Munici	•			Possession:				
Heat/Fuel:	Forced Air,	Natural Gas			Title to Land:		old Strata		
No. of Fireplaces Fireplace Fuel:	s: 1 Gas - Natur	-1	R/I Fireplaces:		Seller's Interest:	_	ered Own	er	
Outdoor Area:	Patio(s)	aı			Mortgage Info:	\$0			
Outdoor Area.	1 44.0(5)				Property Disclosure:	Υ			
Mngmt Co:	Colyvan Pac	ific			Bylaw Restrictions:		llowed w/	Rest., Rentals All	owed w/Restrictions
Mngmt Ph: 604-599-1650			Maint Fee:		,				
Mngmt Ph:	604-599-16	50	Maint Fee:	\$274.38					
Mngmt Ph: Maint Charge Inc			Maint Fee:	•					
Maint Charge Ind	cl: Gardening ,	Garbage Pi		:					
Maint Charge Ind Legal: Amenities:	cl: Gardening, PL BCS855 None	Garbage Pic	ckup, Management	ASE 2					
Maint Charge Ind Legal: Amenities:	PL BCS855 None Garage Doo	Garbage Pic LT 32 LD 36 r Opener, M	ckup, Management SEC 16 TWP 8 PH	ASE 2	moke Alarm, Window	s - The	rmo, Vacu	um Blt. In,	
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Maint Charge Industrial Charge	cl: Gardening, PL BCS855 None Garage Doo Clothes Was Shopping N	Garbage Pic LT 32 LD 36 r Opener, M sher/Dryer, earby Dimens 14'5 2 10'9 X	ckup, Management SEC 16 TWP 8 PH/ licrowave, Security /Fridge/Stove/DW sions Floor (8' 9'9	ASE 2 System, S			· 		<u>Dimensions</u>
Maint Charge Ind Legal: Amenities: Features Incl: Site Influences: Floor Typ Main F. Liv Main F. Dir Main F. Kit	cl: Gardening, PL BCS855 None Garage Doo Clothes Was Shopping None Pring Room ning cchen	Garbage Pic LT 32 LD 36 r Opener, M sher/Dryer, earby Dimens 14'5' 10'9 X 9'8 X	ckup, Management SEC 16 TWP 8 PH licrowave, Security (Fridge/Stove/DW sions Floor (8' 9'9 8'6	ASE 2 System, S			· 		<u>Dimensions</u>
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Hillcrest place! Location! Location! Small complex steps to bus and across from 2 malls. Duplex style end unit with parking on the apron for 2 cars plus double garage. Over 1800 sqft. 3 bedrooms. Powder room on main floor. Spacious bright kitchen and family room plus large living room opening onto a private patio. Entrance can be from a flat patio if desired. New engineered hardwood floors, 9 ft ceilings, built in vacuum. Master bedroom ensuite has double sinks, bath and shower. 2 storage rooms and laundry room. Rec room down. New light fixtures. 2 inch blinds. Security system. Beautiful heritage tree and green space to enjoy by the unit. Visitor parking right there.



#4 6588 188 Street

PARKING for 4 CARS!

Hillcrest Place Estates! Location! Location! Small complex steps to bus and across from 2 malls. Duplex style end unit with parking on the apron for 2 cars plus double side-by-side garage. Over 1800 square feet. 3 bedrooms. Powder room on main floor. Spacious bright kitchen and family room plus large living room opening onto a private patio. Entrance can be from a flat patio if desired. New engineered hardwood floors, 9 foot ceilings, built-in vacuum. Master bedroom ensuite has double sinks, bath and shower. 2 storage rooms and laundry room. Rec room down. New light fixtures. 2 inch blinds. Security system. Beautiful heritage tree and green space to enjoy by the unit. Visitor parking right there.

katronis REAL ESTATE TEAM

Age	2004
Style	2 storey + bsmnt, end un
Bedrooms	3
Bathrooms	2.5
Size (sqft)	1,804
Lot (sqft)	Strata

604-574-0161

inio@katronisrealestate.com



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

 $\label{thm:com} \textit{Visit} \ \textbf{WWW.katronisrealestate.com} \ \textit{for more info, photos and virtual tours.}$

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What the Owner Said:



I love that I can park my car and walk to everything I need; groceries, drug store, liquor store, Starbucks, Tim Hortons and many other amenities. There is a wonderful neighborhood pub with good food that features live entertainment on weekends. It's also close to Willowbrook Mall and there are a large variety of restaurant chains a short distance away.

Schools in the Area

Elementary

K - 7 Hillcrest Elementary

Secondary

8 - 12 Clayton Heights Secondary

Map











