

Cloverdale, Cloverdale BC		MLS# F1444251		Residential Attached	
# 4 6588 188 ST, V3S 1Z6				Active	
		List Price:	\$394,900	Previous Price:	
Subdiv/Complex: Hillcrest Place Estates		Frontage:	0.00	Approx Yr Blt:	2004
Depth/Size:		Lot SqFt:	0	PID:	026-072-173
Exposure:		Age at List Date:	11	Type:	Townhouse
Stories in Bldg:		Bedrooms:	3	Zoning:	RM15
Flood Plain:		Bathrooms:	3	Taxes:	\$2,131 (2014)
Meas. Type:		Full Baths:	2	GST/HST Incl?:	
Fixtures Lsd:		Half Baths:	1	Tax Incl Utilities:	No
Fixt Removed:				Apprvl Req:	
View:					
Style of Home: End Unit, 2 Storey w/Bsmt.		Total Parking:	4	Covered Parking:	2
Construction: Frame - Wood		Parking Access:	Front		
Foundation: Concrete Perimeter		Parking Facilities:	Garage; Double		
Exterior: Vinyl					
Rain Screen:		R/I Plumbing:			
Type of Roof: Asphalt		Reno Year:		Dist to Public Trans:	
Renovations:				Units in Development:	
Flooring: Wall/Wall/Mixed				Locker:	No
Water Supply: City/Municipal				Possession:	
Heat/Fuel: Forced Air, Natural Gas				Title to Land:	Freehold Strata
No. of Fireplaces: 1		R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel: Gas - Natural				Mortgage Info:	\$0
Outdoor Area: Patio(s)				Property Disclosure:	Y
Mngmt Co: Colyvan Pacific		Bylaw Restrictions:			Pets Allowed w/Rest., Rentals Allowed w/Restrictions
Mngmt Ph: 604-599-1650		Maint Fee:	\$274.38		
Maint Charge Incl: Gardening, Garbage Pickup, Management					
Legal: PL BCS855 LT 32 LD 36 SEC 16 TWP 8 PHASE 2					
Amenities: None					
Features Incl: Garage Door Opener, Microwave, Security System, Smoke Alarm, Windows - Thermo, Vacuum Blt. In, Clothes Washer/Dryer/Fridge/Stove/DW					
Site Influences: Shopping Nearby					
<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	14'5 X 8'			
Main F.	Dining	10'9 X 9'9			
Main F.	Kitchen	9'8 X 8'6			
Main F.	Eating Area	10'1 X 8'11			
Main F.	Family Room	15'7 X 10'			
Above	Master Bedroom	14' X 11'5			
Above	Bedroom	10'8 X 9'1			
Above	Bedroom	9'7 X 7'6			
Above	Walk-In Closet	6' X 5'9			
Below	Recreation Room	15'2 X 9'1			
Floor Area (SqFt):		Total # Rooms:	10	Bathrooms:	
Finished Floor Area Main:	777	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	678	Basement Area:	Fully Finished	2	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	349			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,804	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,804			8	
Listing Broker(s): HomeLife Benchmark Rlty (Clv)					
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.

COMPLIMENTS OF
katronis
REAL ESTATE TEAM

Age	2004
Style	2 storey + bsmt, end unit
Bedrooms	3
Bathrooms	2.5
Size (sqft)	1,804
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.

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

