

Active
R2019179
Board: F
Townhouse

4 17700 60 AVENUE
Cloverdale
Cloverdale BC
V3S 1V2

Residential Attached
\$109,900 (LP)
(SP)

Sold Date: Frontage (feet): Original Price: **\$109,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **1974**
 Depth / Size (ft.): Bedrooms: **1** Age: **41**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MF**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$735.48**
 Approval Req?: Half Baths: **0** For Tax Year: **2015**
 Exposure: Maint. Fee: **\$325.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-178-997**
 Mgmt. Co's Name: **Crossroads**
 Mgmt. Co's Phone: **778-578-4445**
 View: **No**
 Complex / Subdiv: **Clover Park Gardens**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey, Rancher/Bungalow**
 Construction: **Frame - Metal**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **0** Parking Access: **Front**
 Parking: **Open**
 Locker:
 Dist. to Public Transit: **1** Dist. to School Bus:
 Units in Development: Total Units in Strata:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Heat, Hot Water, Management**
 Legal: **PLANNWS183 LOT4 LD36 SEC8 TP8 PART SW 1/4 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY**

Amenities: **Garden, Playground**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'			x			x
Main	Kitchen	11'5 x 6'8			x			x
Main	Dining Room	11' x 9'			x			x
Main	Master Bedroom	12'8 x 10'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): **638** # of Rooms: **4** # of Kitchens: **1** # of Levels: **1** Bath Floor # of Pieces Ensuite? Outbuildings
 Finished Floor (Above): **0** Crawl/Bsm. Height: 1 **Main** **4** **No** Barn:
 Finished Floor (Below): **0** Restricted Age: 2 Workshop/Shed:
 Finished Floor (Basement): **0** # of Pets: Cats: Dogs: 3 Pool:
 Finished Floor (Total): **638 sq. ft.** # or % of Rentals Allowed: 4 Garage Sz:
 Unfinished Floor: **0** Bylaw Restrict: **Pets Allowed w/Rest., Rentals Allowed** 5 Door Height:
 Grand Total: **638 sq. ft.** Basement: **None** 6
 7
 8

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

Clover Park Gardens. One bedroom unit, no stairs, walk in off patio. All remodelled with new kitchen and floors. Brand new stainless fridge and stove. New cupboards and tile. Large private patio completely fenced with a tall privacy wall. Hot water and heat included in maintenance fees. Close to parking. Rentals allowed. Pets allowed w. restrictions. Great location across from fairgrounds and pool. Steps to bus. Immediate occupancy available. Investment.

REA Full Public The enclosed information, while deemed to be correct, is not guaranteed. 12/16/2015 05:40 PM
 PREC* indicates 'Personal Real Estate Corporation'.



#4 17700 60 Avenue

Rancher Townhome

Clover Park Gardens. One bedroom unit, no stairs, walk in off patio. All remodelled with new kitchen and floors. Brand new stainless fridge and stove. New cupboards and tile. Large private patio completely fenced with a tall privacy wall. Hot water and heat included in maintenance fees. Close to parking. Rentals allowed. Pets allowed w. restrictions. Great location across from fairgrounds and pool. Steps to bus. Immediate occupancy available. Investment.



Age	41 years
Style	Rancher
Bedrooms	1
Bathrooms	1
Size (sqft)	638
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



- No stairs
- Fenced patio
- Updated with newer kitchen and flooring
- Newer stainless fridge and stove
- Hot water and heat included in maintenance fees
- Close to downtown Cloverdale
- Walk to Cloverdale Fairgrounds
- Pet restrictions – 1 cat or dog (not to exceed 16 inches at shoulder and approved by strata)



Schools in the Area

Elementary

K - 7 George Greenaway Elementary

Secondary

8 - 12 Lord Tweedsmuir Secondary

Map

