



Presented by:
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Active
R2616293
Board: F
Townhouse

35 18939 65 AVENUE
Cloverdale
Cloverdale BC
V3S 8Y2

Residential Attached
\$848,800 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **2**
Frontage(feet): Bathrooms: **3** Approx. Year Built: **1999**
Frontage(metres): Full Baths: **2** Age: **22**
Depth / Size (ft.): Half Baths: **1** Zoning: **RM-10**
Sq. Footage: **0.00** Gross Taxes: **\$3,843.12**
Flood Plain: P.I.D.: **024-557-994** For Tax Year: **2021**
View: Tax Inc. Utilities?: **No**
Complex / Subdiv: **GLENWOOD GARDENS**
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Rancher/Bungalow w/Loft**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit: **1.5 BLK** Dist. to School Bus: **n/a**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**

Renovations: **Partly** Reno. Year: **2021**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural** Rain Screen:
Fuel/Heating: **Forced Air, Natural Gas** Metered Water:
Outdoor Area: **Fenced Yard, Patio(s)** R.I. Plumbing:
Type of Roof: **Asphalt, Fibreglass** Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 35 SECTION 16 TWP 8 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3236 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, In Suite Laundry**
Site Influences: **Adult Oriented, Central Location, Retirement Community, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Vacuum - Built In, Windows - Thermo**

Finished Floor (Main): 1,315	Units in Development: 36	Tot Units in Strata: 36	Locker:
Finished Floor (Above): 786	Exposure: North	Stores in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Leonis Management	Mgmt. Co's #: 604-575-5474	
Finished Floor (Below): 0	Maint Fee: \$561.98	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 2,101 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed		
Unfinished Floor: 0	Restricted Age: 55+	# of Pets: 1	Cats: Yes Dogs: Yes
Grand Total: 2,101 sq. ft.	# or % of Rentals Allowed: 0%		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: Crawl	Short Term Lse-Details:		
Crawl/Bsmt. Ht: 3'3			
# of Levels: 2			
# of Kitchens: 1			
# of Rooms: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16' x 13'3"			x	1	Main	4	Yes
Main	Dining Room	16' x 8'6"			x	2	Main	2	No
Main	Kitchen	12' x 11'			x	3	Above	4	Yes
Main	Family Room	12'6 x 12'			x	4			No
Main	Master Bedroom	15'6 x 13'10"			x	5			No
Main	Walk-In Closet	6' x 6'			x	6			No
Above	Bedroom	20' x 12'			x	7			No
Above	Recreation Room	20' x 19'			x	8			No

Listing Broker(s): **RE/MAX Little Oak Realty (Surrey)**

EXCELLENT MASTER ON MAIN TOWNHOME WITH EXTRA RECROOM, BEDROOM & FULL BATH UP! Downsizing but a rancher is JUST TOO SMALL then this home is for you! SPACIOUS & BRIGHT main floor boasting large master bedroom with GORGEOUS just renovated ensuite bathroom, good size living & dining rooms, big kitchen with tons of cabinets & newer quality stainless steel appliances, comfy family room & redone 2 piece powder room. The entire main floor has just been updated with quality contemporary & professionally installed attractive vinyl flooring-looks great! You will be IMPRESSED! Upstairs is another master bedroom, full bathroom & giant recroom for a man cave & hobby area. Located in lovely Glenwood Gardens a 55+extremely well maintained complex with new roofs, skylights & gutters just completed. Call now!



#35 - 18939 65th Avenue • Surrey



