



Presented by:

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Active
R2340242
Board: F
Apartment/Condo

113 6500 194 STREET

Cloverdale
Clayton
V4N 5X4

Residential Attached

\$358,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$358,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2010
Depth / Size (ft.):	Bedrooms: 1	Age: 9
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: MF
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,032.84
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$160.62	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 028-273-168
Mgmt. Co's Name: 604 REAL ESTATE		Tour:
Mgmt. Co's Phone: 604-689-0909		
View: :		
Complex / Subdiv: SUNSET GROVE		
Services Connected: Electricity		

Style of Home: Ground Level Unit	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground, Other, Visitor Parking		Locker: Y
Exterior: Brick, Mixed			Dist. to School Bus: CLOSE
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: CLOSE	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural		Fixtures Leased: No	
Fuel/Heating: Electric, Natural Gas		Fixtures Rmvd: No	
Outdoor Area: Fenced Yard, Patio(s)		Floor Finish: Other	
Type of Roof: Asphalt			

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Sewer, Water**
 Legal: **STRATA LOT 74, PLAN BCS3396, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Elevator, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'2 x 11'6			x			x
Main	Kitchen	8'0 x 8'1			x			x
Main	Dining Room	11'2 x 9'6			x			x
Main	Foyer	7'10 x 4'0			x			x
Main	Master Bedroom	9'10 x 10'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 618	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Area:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 618 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 618 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

Rarely offered! STUNNING GROUND FLOOR 1 BEDROOM UNIT with Walkout Patio in Sunset Grove. Create your culinary masterpieces in this beautiful kitchen featuring Quartz counter tops, Gorgeous back splash & Stainless Steel appliances. Have a lazy Sunday and curl up by your cozy fireplace. The Master bedroom has more than enough room with his/hers closets. En-suite Bathroom was smartly equipped with double sinks. Enjoy Summer BBQ's on your Large Walk out Patio! BONUS 2 PARKING STALLS! 1 Storage Locker. Well maintained secure building. Walking to shopping and transit! COME TAKE A LOOK! Open House Saturday & Sunday February 16/17 2-4PM. Rentals allowed!