



Presented by:

Tom Hassan

Royal LePage Sussex - Tom Hassan
Phone: 604-809-9777
http://www.tomhassan.com
tomhassan@gmail.com



Active
R2694033
Board: F
Apartment/Condo

305 6468 195A STREET

Cloverdale
Clayton
V4N 6R6

Residential Attached
\$499,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$499,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2016
Frontage(feet):	Bathrooms: 2	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: MFD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,882.20
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 030-065-356	Tax Inc. Utilities?:
View: :		Tour: Virtual Tour URL
Complex / Subdiv: Yale Block		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed, Other**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **STRATA LOT 37, PLAN EPS3429, 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: **Club House, Elevator, Garden, Playground, Storage**

Site Influences:
Features:

Finished Floor (Main): 670	Units in Development: 183	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$300.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water		
Finished Floor (Total): 670 sq. ft.			
Unfinished Floor: 0			
Grand Total: 670 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets:	Cats: Dogs:
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	10'10 x 3'3			x	1	Main	3	No
Main	Living Room	10'8 x 10'8			x	2	Main	4	No
Main	Dining Room	10'8 x 6'8			x	3			
Main	Kitchen	7'4 x 9'			x	4			
Main	Master Bedroom	10' x 11'			x	5			
Main	Walk-In Closet	4'8 x 5'6			x	6			
Main	Bedroom	9' x 9'			x	7			
					x	8			

Listing Broker(s): **Royal LePage Sussex - Tom Hassan**

Stylish 2 bedroom modern and almost new at Yale Bloc in desirable neighbourhood of Willowbrook on the edge of Clayton neighbourhood on Cloverdale-Langley border. Condo features high-end finishes, 9 foot ceilings, quartz counters, stainless steel appliances, easy close cabinets. Mbdm w/ walk-in closet and ensuite with frameless glass shower, grohe faucets, laminate wood floors, balcony, 2 parking spots, hardi plank exterior. Designed by Manorlane Homes with over 40 years of construction experience. Amenities include: club house, elevator, exercise centre, gardens, guest suite, in suite laundry, playground and storage. Lifestyle community with great local businesses moving in like Cactus Club and other entertainment, shopping, dining experiences close by. Rented for \$1650 month to month.