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Active
R2730639
 Board: F
 Townhouse

89 7088 191 STREET
 Cloverdale
 Clayton
 V4N 0B4

Residential Attached
\$688,000 (LP)
 (SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$688,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2008**
 Frontage(feet): Bathrooms: **2** Age: **14**
 Frontage(metres): Full Baths: **2** Zoning: **RES**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,640.01**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **027-226-417** Tax Inc. Utilities?: **No**
 View: **Yes : GREEN SPACE** Tour:
 Complex / Subdiv: **MONTANA**
 First Nation Reserve:
 Services Connctd: **Electricity, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl, Wood**
 Foundation: **Concrete Perimeter**

Renovations: Reno. Year: Fixtures Leased: :
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: :
 Fireplace Fuel: **Electric** Metered Water: Floor Finish: **Laminate, Tile, Carpet**
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
 Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Grge/Double Tandem**
 Dist. to Public Transit: Dist. to School Bus: **ACROSS**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 89, PLAN BCS2227, SECTION 16, 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: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Smoke Alarm**

Finished Floor (Main): **578**
 Finished Floor (Above): **590**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **109**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,277 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,277 sq. ft.**

Units in Development: **112**
 Exposure: Tot Units in Strata: **112** Locker: **No**
 Mgmt. Co's Name: **Crossroads** Storeys in Building:
 Maint Fee: **\$265.26** Mgmt. Co's #: **778-578-4445**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**
 Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: Cats: Dogs:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'3 x 16'8			x	1	Above	4	Yes
Main	Dining Room	10'9 x 9'6			x	2	Above	4	No
Main	Kitchen	10'7 x 14'4			x	3			
Above	Master Bedroom	11'9 x 13'0			x	4			
Above	Bedroom	10'8 x 11'9			x	5			
Below	Foyer	9'7 x 4'2			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Keller Williams Elite Realty**

WELCOME TO MONTANA. Your beautiful new home is waiting and MOVE IN READY! Celebrating a wonderfully laid out, bright & airy 2 bed, 2 bath townhome in the heart of popular Clayton Height. Freshly RE-PAINTED throughout last week! Enjoy loads of outdoor space with a private fenced yard and patio in the front, plus sunny deck overlooking expansive green space off the kitchen! Perfect oasis for BBQ'ing with friends, entertaining or relaxing! Great location within the complex - just across from visitor parking and green space. MONTANA is a reputable family oriented complex located directly across the street from Hazelgrove Elementary & park. Everything you could want or need is within walking distance! Bonus - affordable strata fees! Double deep parking in tandem garage + storage. GREAT BUY.

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OWN
YOUR
MARKET

#89-7088 191 Street, Surrey, B.C.

Main Floor:	578 sq.ft.
Upper Floor:	590 sq.ft.
Lower Floor:	109 sq.ft.
Total:	1,277 sq.ft.

Auxiliary Area	
Garage:	460 sq.ft.



Upper Floor Plan
Floor Area: 109 sq.ft.
Ceiling Height: 8 ft.

Main Floor Plan
Floor Area: 578 sq.ft.
Ceiling Height: 9 ft.

Upper Floor Plan
Floor Area: 590 sq.ft.
Ceiling Height: 8 ft.

SCALE
0' 5'