



Presented by:
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Clayton, Cloverdale Residential Attached
15 6852 193RD ST MLS # F2817479 **Sold**



List Price:	\$299,900	Sale Price:	\$295,000	Days on Market:	174
		Sale Date:	27-Nov-08		
Previous Price:	\$309,000	Subdiv/Complex:	Indigo		
Original Price:	\$344,900	View:	Yes; Courtyard		
Frontage:		Postal Code:	V4N 0C8	Type:	Townhouse
Depth/Size:				Approx Yr Bilt:	2007
Lot SqFt:	0			Age at List Date:	1
Exposure:		Bedrooms:	3	Zoning:	MF
Stories in Bldg:		Bathrooms:	3	Taxes:	\$1,289 / 2007
Flood Plain:	No	Full Baths:	2	Gst Incl:	
Meas. Type:		Half Baths:	1	Apprvl Req:	
Fixtures Lsd:	No			Occupancy:	Owner
Fixt Removed:	N			Tax Incl Utils:	Y

Style of Home:	2 Storey w/Bsmt.	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Stall #:		Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Front		
Exterior:	Vinyl	Parking Facilities:	Grge/Double Tandem		
Rain Screen:	Yes				
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate / Tile	Locker:	No	Locker #:	
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard / Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Electric	Mortgage Info:	0 -		
Outdoor Area:	Patio(s)				
Mngmt Co/Phone:		Property Disclosure:	/ Yes		
Mo. Maint Charge:	\$132.00	Bylaw Restrictions:	Pets Allowed, Rentals Not Allowed		

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL BCS2108 LT 15 LD 36 SEC 15 TWP 8 STRATA LOT AS SHOWN ON FORM V. PID: 026-885-999

Amenities: Club House, In Suite Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Fireplace Insert, Sprinkler - Fire

Site Influences: Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 11'						
Main F.	Kitchen	11' X 9'						
Main F.	Eating Area	10' X 10'						
Main F.	Master Bedroom	12' X 10'						
Main F.	Bedroom	10' X 9'						
Main F.	Bedroom	11' X 9'						
Main F.	Walk-In Closet	7' X 4'						
Main F.	Dining	9' X 8'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	663	Finished Levels:	3	1	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	691	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	63			3	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,417	Restricted Age:		5	
		# Pets; Cats; Dogs: ; Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,417			8	

Listing Broker(s): (1) RE/MAX Treeland Realty

Indigo - 3 bedroom, 3 bathroom, 1417 sq ft, end unit with side light windows. Located in a beautiful quiet area. Covered veranda/patio off the front entryway perfect for a BBQ. The main floor contains a powder room, dark Cherrywood laminate throughout main, granite counters in kitchen with dark Cherrywood cabinets. A breakfast bar looks onto a large 10 x 10 eating area with large bright windows. New Black GE appliances, brushed nickel light fixtures, electric fireplace & more. Designer dark wood vanities throughout, walk-in double shower in master ensuite with soaker tub in main bath. Italian ceramic tile floors through bathrooms. Huge master (12 x 10) with a 7 x 4 walk through closet. Shows better than new, fees \$132/mo. pets ok.