

CASTLEVIEW HOMES



The coach house here will help to pay for your mortgage. The legal suite over the garage is separate from the house with its own laundry heating and parking space. The main home has 3 bedrooms up, great room on main and finished basement w. wet bar and exit. Brand new and several to choose from. Hardwood and granite of course.

NO SUBSTITUTE FOR
HARD WORK!

Edith 
Katronis
katronisrealestate.com

195A St & 68A Ave
Starting at \$559,900
including GST



Homelife Benchmark Realty Corp., 103 5830 176 A Street, Surrey, BC, V3S 4H5
Tel: 604.574.0161 • Fax: 604.574.3618 • info@katronisrealestate.com • www.katronisrealestate.com

This communication is not intended to cause or induce breach of an existing agency agreement.

Luxury Living begins at Castleview Homes

Warm Urban Lifestyle

- Distinctive West Coast Design
- Custom exteriors feature rich pleasing colours, detail with shingle or board and batten accents.
- Easy care vinyl siding - Hardi - Board Front
- Generous use of wood accent trim
- Colour coordinated heritage front doors.
- Inviting covered front porches, featuring a covered veranda
- 30yr guaranteed Duroid (shake style) roof shingles
- Professionally landscaped front and rear yards
- Brushed fencing with lattice detail
- Generous use of large quality vinyl windows to allow abundance of natural light
- All homes include double garages with carriage house
- Durable metal 8 foot garage doors include automatic opener with 2 remotes
- Low maintenance crushed gravel side yards with parking pad
- Separate door entry to basement

Great Room

- Solid wood shaker park lane cabinets with decorative crown molding
- Bright and open kitchens feature work island with breakfast bar and plug
- Most homes feature pantry with wire shelving
- Single lever quality bright chrome faucet pullout with spray
- Canopy hood fan vented to exterior, custom matched cupboards
- Convenient microwave shelf self closing kitchen cabinet drawers
- Quality solid granite countertops
- Ceramic full tile backsplash
- Solid maple wood and tile
- Pot lights throughout
- Covered entry porch
- Fireplace with tile surround in great room

Upstairs Master Bedroom

- Some Mt. Baker views + vaulted ceilings
- Relaxing soaker tubs with tile surround Jacuzzi
- Quality chrome plumbing fixtures and faucets
- Pressure control shower head
- Designer wood cabinetry with chrome knobs
- Attractive easy care matching tile flooring
- Full width counter mirrors with light bar
- Granite countertops in master ensuite

Daylight Basement

- Wet Bar
- 4 Piece bathroom
- Laminate hall & Recreation Room
- Carpet in Bedrooms
- Daylight Windows

Safety & Energy Efficiency

- Cat 5-E wired for R.I. Security (all doors and windows) and R. I. vacuum system
- Smoke alarm wired on each floor
- Locking system on all exterior doors, vinyl double glazed windows with security locks
- R-40 insulation factor - exterior roof
- R-14 insulation factor - exterior walls
- Latest construction technology
- Hot water tank - 80 US gallons (electric)
- 3 exterior hose bibs
- Electrical outlet in front soffit for seasonal lighting
- Highly rated gas forced heating system (high rated)
- Concrete sidewalk and patio

Lifestyle of Living Here

- Choice of 3 distinctive designer colour schemes
- Inviting foyers feature quality flooring
- Traditional style crown moulding in living room, dining room, master bedroom and family room (some plans).
- Dramatic 9 foot ceilings throughout main level (some plans)
- Heritage style interior doors with satin nickel - levered handles
- Traditional baseboard detail in all rooms
- Generous closet space includes wire shelving
- Attractive lighting fixtures throughout the home
- Plush carpeting - wear dated Scotch-guard nylon with heavy duty density underlay
- Energy efficient natural gas fireplaces in some plans
- Decora - style light switches and counter plugs
- Bedroom window seats (available in some plans)
- Tone on tone crown mouldings, baseboards and all door trim cable and telephone lines included

Carriage House

- Own side parking spot
- 400 sqft of separate apartment living legal suite
- Lots of white kitchen cabinets & double sink
- W. & D. hook up
- 4 Piece bathroom features tub
- Big windows some with view
- Laundry
- Kitchen has double sink and lots of cupboards
- Some have Mt. Baker views

Garage

- 21 x 18 with window & garage door opener

In a continued effort to meet the challenge of product improvement, we reserve the right to modify or change plans, specifications or prices without notice. The developer reserves the right to make changes and modifications with notice in plans, materials and products used to maintain the high standards of these homes. Dimensions may vary with actual plan survey. Ask your sales representative if you need clarification on particular options. The final construction drawings override floor plan images. E & OE

Presented by:
Edith Katronis
 Homelife Benchmark Rlty (Clv)
 Phone: 604-574-0161
 Email: edith@katronisrealestate.com
 Website: www.katronisrealestate.com

Cloverdale, Clayton
6860 195A ST, V4N 5Y9

MLS# F2916705

Residential Detached
Active



List Price:	\$ 559,900		
Complex/Subdiv:	Castlevlew		
Frontage:	29.50 ft	Bedrooms:	6
Depth/Size:	98.6	Bathrooms:	4
Lot Area SqFt:	2910.00	Full Baths:	3
Rear Yard Exp:	E	Half Baths:	1
Meas Type:	Feet	If New GST Incl:	
Flood Plain:		Zoning:	RES
View:	Y - Some with Mt. Baker views		
Serv. Connected:	Electricity, Natural Gas, Water		
PID:	027-132-587		
Type:	House/Single Family		
Approx Yr Blt:	2009		
Age at Lst Date:	0		
Taxes:	(2009)		

Style of Home:	Carriage Home	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open		
Exterior:	Vinyl, Wood, Other				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	4 BLK
Type of Roof:	Asphalt			Dist to School Bus:	4 BLK
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Registered Owner		
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - New construction
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL BCP31093 LT 11 LD 36 SEC 15 TWP 8
Amenities:	Storage
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features Incl:	Garage Door Opener, Smoke Alarm, Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11'6" X 8'	Bsmt	Bedroom	10' X 10'			X
Main F.	Great Room	17'4" X 16'6"	Above	Living Room	10' X 10'			X
Main F.	Dining	13' X 11'6"	Above	Kitchen	10' X 10'			X
Main F.	Den	12' X 11'	Above	Bedroom	10' X 10'			X
Main F.	Entrance Hall	12'4" X 5'4"						X
Above	Master Bedroom	17' X 13'						X
Above	Bedroom	12'4" X 10'6"						X
Above	Bedroom	11' X 10'10"						X
Bsmt	Recreation Room	18'10" X 16'4"						X
Bsmt	Bedroom	12'10" X 10'						X

Floor Area (SqFt):		Total # Rooms:		Bathrooms	
Main Floor Area SqFt:	904	Total # Rooms:	14	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	787	# Kitchens:	2	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	400	Finished Levels:	3	3	4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	904	Crawl/Bsmt Height:		4	4 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt:	2,995	Basement Area:	Full, Fully Finished, Separate	5	
Unfinished Floor:	0	Entry:		6	
Grand Total Floor Area:	2,995	Suite:	Legal Suite,	7	
			Unauthorized Suite	8	

Listing Broker(s): HomeLife Benchmark Rlty (Clv)

Carriage(coach) homes built by Castlevlew Homes. A quality builder on Cloverdale's hill top and walking distance to Hillcrest Village shopping mall, parks, newer schools & Willowbrook Mall. Some Mt. Baker views from most homes. Choose your lots + plan. 3 Ready, 10 left - 2 on corner lots. Granite, hardwood flooring, daylight basement totally finished.