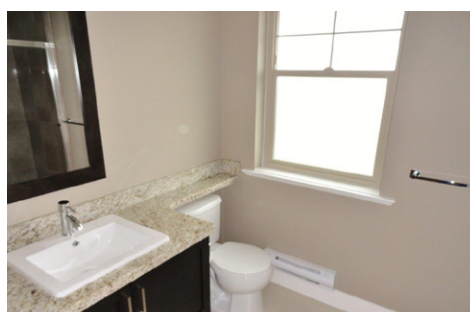
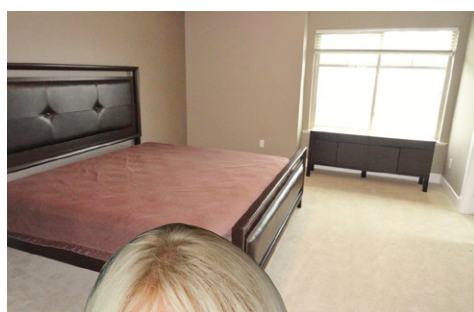
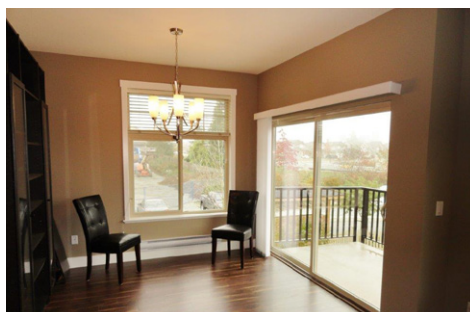
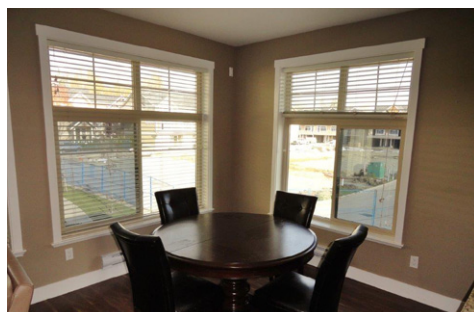


# LISTING features

**RE/MAX**

Treeland Realty

101 - 6337 - 198<sup>th</sup> Street  
Langley, B.C. V2Y 2E3



## 22 - 19525 73 Avenue

UPTOWN - Beautiful 2-storey townhome in family oriented complex. End-unit!! Double side-by-side garage + xtra parking thru complex. Higher quality finishing & flooring, freshly painted. Open floor plan w/ family rm off kitchen; kitchen boasts granite, SS appliances, microwave, lots of natural light with corner windows. Powder on main PLUS 3 full bathrms. Master bdrm boasts room for king-bed, walk-in closet & full ensuite. 3 bdrms up + flex room in basement with access to patio & fenced yard. Newer complex with club house, playground, central location close to shops, restaurants, but set in quiet neighbourhood with trees & walking trails. 2 pets & rentals okay. Immediate possession - ready to move in!! Priced BELOW assessed value!!

Price	\$397,900
Tax	\$2,047
Yr Built	2011
Style	2 Storey w/ Bsmt
Bedrooms	3
Bathrooms	4
Size ft <sup>2</sup>	1,944
Maint.	\$189.00



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Cloverdale, Clayton

MLS# F1324165

Residential Attached

# 22 19525 73 AV, V4N 6L7

Active



List Price:	<b>\$397,900</b>	Previous Price:	
Subdiv/Complex:	<b>Uptown</b>	PID:	<b>028-672-364</b>
Frontage:	<b>0.00</b>	Bedrooms:	<b>3</b>
Depth/Size:		Bathrooms:	<b>4</b>
Lot SqFt:	<b>0</b>	Full Baths:	<b>3</b>
Exposure:	<b>S</b>	Half Baths:	<b>1</b>
Stories in Bldg:		Tax Incl Utils:	<b>No</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Taxes:	<b>\$2,047 (2013)</b>
Fixtures Lsd:	<b>N</b>	Aprvl Reqd:	<b>No</b>
Fixt Removed:	<b>N</b>		
View:	<b>N</b>		

Style of Home:	<b>End Unit, 2 Storey w/Bsmt.</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Visitor Parking, Garage; Double</b>		
Exterior:	<b>Wood, Mixed</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt, Fibreglass</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	<b>156</b>	Total Units in Strata:	<b>156</b>
Flooring:		Locker:	<b>No</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	R/I Fireplaces:		Seller's Interest:	<b>Registered Owner</b>
Fireplace Fuel:	<b>Electric</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Fenced Yard, Patio(s) &amp; Deck(s)</b>	Property Disclosure:	<b>Y</b>		
Mngmt Co:	<b>Crossroads</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed</b>		
Mngmt Ph:	<b>604-578-4447</b>	Maint Fee:	<b>\$189.00</b>		

Maint Charge Incl: **Snow removal, Gardening, Garbage Pickup, Management**

Legal: **PL BCS4218 LT 12 LD 36 SEC 22 TWP 8 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**  
 Amenities: **In Suite Laundry, Playground, Club House**  
 Features Incl: **Garage Door Opener, Microwave, Security - RI, Smoke Alarm, Windows - Thermo, Vacuum R.I., Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings**

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	<b>Living Room</b>	<b>13'2 X 9'4</b>	<b>Bsmt</b>	<b>Recreation Room</b>	<b>19' X 10'2</b>			
<b>Above</b>	<b>Dining</b>	<b>9'10 X 10'2</b>						
<b>Above</b>	<b>Kitchen</b>	<b>10'3 X 8'11</b>						
<b>Above</b>	<b>Eating Area</b>	<b>9'11 X 8'8</b>						
<b>Above</b>	<b>Family Room</b>	<b>17'11 X 9'11</b>						
<b>Above</b>	<b>Master Bedroom</b>	<b>12'8 X 14'10</b>						
<b>Above</b>	<b>Bedroom</b>	<b>11'2 X 9'3</b>						
<b>Above</b>	<b>Bedroom</b>	<b>11'2 X 9'3</b>						
<b>Above</b>	<b>Walk-In Closet</b>	<b>6' X 8'</b>						
<b>Above</b>	<b>Laundry</b>	<b>3' X 3'</b>						

<b>Floor Area (SqFt):</b>	Total # Rooms:	<b>11</b>	<b>Bathrooms:</b>
Finished Floor Area Main:	Finished Levels:	<b>3</b>	1 <b>3 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Area Up:	Basement Area:	<b>Part, Fully Finished</b>	2 <b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Down:			3 <b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Bsmt:	Bsmt Height:		4 <b>4 Piece; Ensuite: N; Level: Below</b>
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:	<b>2 / Cats: Yes; Dogs: Yes</b>	6
Unfinished Floor Area:	# or % Rentals:	<b>100%</b>	7
Grand Total Floor Area:			8

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

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