



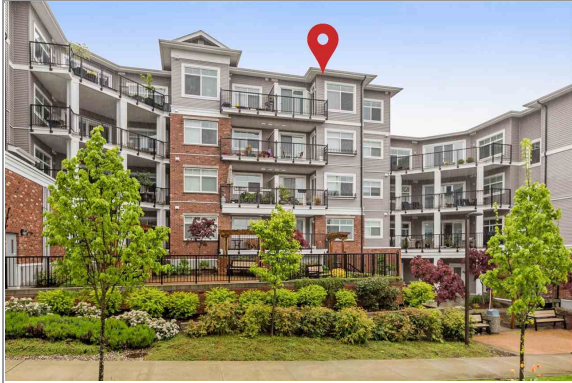
Presented by:
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Active
R2581896
 Board: F
 Apartment/Condo

505 6480 195A STREET
 Cloverdale
 Clayton
 V4N 6P1

Residential Attached
\$519,900 (LP)
 (SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain: **No**
 Council Apprv?:
 Exposure: **South**
 If new, GST/HST inc?:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$350.26**

Original Price: **\$519,900**
 Approx. Year Built: **2013**
 Age: **8**
 Zoning: **CD**
 Gross Taxes: **\$1,820.26**
 For Tax Year: **2020**
 Tax Inc. Utilities?: **No**
 P.I.D.: **029-205-051**
 Tour: **Virtual Tour URL**

Mgmt. Co's Name: **Dwell Property Management**
 Mgmt. Co's Phone: **604-821-2999**
 View: **Yes: Mt. Baker / City**
 Complex / Subdiv: **SALIX**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: Corner Unit, Upper Unit	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground		Locker: Y
Exterior: Brick, Vinyl	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Foundation: Concrete Perimeter	R.I. Plumbing:	Units in Development: 66	Total Units in Strata: 66
Rain Screen:	Metered Water:	Title to Land: Freehold Strata	
Renovations:	R.I. Fireplaces:	Property Disc.: Yes	
Water Supply: City/Municipal	# of Fireplaces: 0	Fixtures Leased: No	
Fireplace Fuel:		Fixtures Rmvd: No	
Fuel/Heating: Baseboard, Electric		Floor Finish: Laminate, Wall/Wall/Mixed	
Outdoor Area: Balcony(s)			
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
 Legal: **PL EPS1745 LT 61 SEC 15 TWP 8 NWD TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION AS**

Amenities: **Bike Room, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Security - Roughed In, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 10'6			x			x
Main	Kitchen	9'6 x 8'6			x			x
Main	Master Bedroom	12'6 x 10'6			x			x
Main	Bedroom	11'6 x 9'6			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 844	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total): 844 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5			No	Grg Dr Ht:
Unfinished Floor: 0				6			No	
Grand Total: 844 sq. ft.	Basement: None			7			No	
				8			No	

Listing Broker(s): **Performance Power Play Realty**

Salix TOP FLOOR corner unit, bright south facing condo with a view of Mt. Baker with 2 bedrooms, each with their own bathroom. Features 10 ft. ceilings, laminate floors, maple kitchen with soft close cabinets, quartz countertops and SS appliances. Secure garage-style storage locker next to 1 of the 2 parking spots. A well-run complex which includes a guest suite, exercise centre, amenities room, an outdoor garden patio area, a bike room and ample gated underground visitor parking. Rentals and 2 pets allowed. Close to transit and walking distance to shopping, restaurants, parks, and walking trails. Put this one at the top of your list.