



Presented by:
Brian Kirkwood
 Performance Power Play Realty
 Phone: 604-834-6262
 www.kirkwoodteam.com
 info@kirkwoodteam.com



Active **7 18818 71 AVENUE** Residential Attached
R2473734 Cloverdale **\$699,000 (LP)**
 Board: F Clayton **(SP)**
 Townhouse V4N 6N9



Sold Date: Frontage (feet): Original Price: **\$699,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2015**
 Depth / Size (ft.): Bedrooms: **4** Age: **5**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD**
 Flood Plain: **No** Full Baths: **3** Gross Taxes: **\$2,420.88**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$293.97** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **029-584-299**
 Mgmt. Co's Name: **ECM Strata Management** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-855-9895**
 View: **No :**
 Complex / Subdiv: **JOI**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., 3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Stone, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**
 Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**
 Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Add. Parking Avail., Garage; Single, Visitor Parking**
 Locker: **N**
 Dist. to Public Transit:
 Units in Development: **18** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **18**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**
 Legal: **PL EPS2862 LT 7 LD 36 SEC 16 TWP 8 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**
 Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'6			x			x
Main	Dining Room	11'6 x 11'4			x			x
Main	Kitchen	14'8 x 11'6			x			x
Above	Master Bedroom	12'7 x 12'3			x			x
Above	Bedroom	12'3 x 8'11			x			x
Above	Bedroom	10'5 x 8'11			x			x
Below	Bedroom	15'2 x 11'8			x			x
Below	Foyer	5'6 x 4'5			x			x
					x			x
					x			x

Finished Floor (Main):	667	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	679	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below):	411	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Yes	Dogs: Yes	3	Main	2	No	Pool:
Finished Floor (Total):	1,757 sq. ft.	# or % of Rentals Allowed:	Pets Allowed w/Rest., Rentals Allowed		4	Below	4	No	Garage Sz:
Unfinished Floor:	0	Bylaws: Fully Finished			5			No	Grg Dr Ht:
Grand Total:	1,757 sq. ft.				6			No	
					7			No	
					8			No	

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

JOI, 18 townhome complex in the Clayton Area, beautifully finished in 2015. This home has 4 beds + 3.5 baths, 3 beds up w/ 2 full baths, a powder on the main and 1 bed down with another full bath. Parking for 2 vehicles, 1 in and 1 out + street parking. The main floor is an open layout with laminate floors and crown moulding throughout, gorgeous dining room feature wall, fireplace in the living room, large kitchen island, quartz counters, plenty of cabinets with a built in desk and SS appliances including a built-in wine fridge. Walk to school, parks, trails & dog park! Shopping & restaurants just minutes away by car. A brand-new library & rec centre is coming next year, just a few blocks away.