R2876403 Townhouse

## 22 18181 68 AVENUE SURREY

Cloverdale BC, V3S 9J1

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2002	2
Frontage (ft):		Bathrooms:	4	Age:	22	
Lot Area:		Full Baths:	3	Zoning:	RM1	15
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,2	41.73
Rear Yard Exp:	East	Maint. Fee:	540.14	For Tax Year:	2023	3
View:	No			P.I.D.:	025-	131-851
Style of Home:	2 Storey w/Bsmt.		Parking:	Total: 4 - Covered: 2		
Construction:	Frame - Metal		Covered Parking:	2		
Exterior:	Vinyl		Parking Access:	Front		
Foundation:			Parking:	Garage; Double		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	1 - Fuel: Gas - Natural		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Electric,Forced Air,Nat	ural Gas	Property Disc:	Yes		
Outdoor Area:	Patio(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate,Carpet		Fixtures Rmvd:	No		
View: Mgmt. Company:	No Hugh and McKinnon -	604-531-1909	1			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Hugh and McKinnon - Magnolia Electricity,Natural Gas PL LMS4258 LT 60 LE Club House Central Location,Golf ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.	604-531-1909 ,Sanitary Sewer,Storm Sewer,W 0 36 SEC 17 TWP 8 THE STRA Course Nearby,Recreation Near ve/DW,Drapes/Window Covering past Realty (Surrey/24)	TA LOT AS SHOWN ON FORM by,Shopping Nearby			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Hugh and McKinnon - Magnolia Electricity,Natural Gas PL LMS4258 LT 60 LE Club House Central Location,Golf ClthWsh/Dryr/Frdg/Str Pets Allowed w/Rest. Sutton Group-West Co	,Sanitary Sewer,Storm Sewer,W 0 36 SEC 17 TWP 8 THE STRA Course Nearby,Recreation Near ve/DW,Drapes/Window Covering past Realty (Surrey/24)	TA LOT AS SHOWN ON FORM by,Shopping Nearby gs,Garage Door Opener,Vacuun	n - Built In		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Hugh and McKinnon - Magnolia Electricity,Natural Gas PL LMS4258 LT 60 LE Club House Central Location,Golf ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West Co	,Sanitary Sewer,Storm Sewer,W 0 36 SEC 17 TWP 8 THE STRA Course Nearby,Recreation Near ve/DW,Drapes/Window Covering past Realty (Surrey/24) Dimensions	TA LOT AS SHOWN ON FORM by,Shopping Nearby gs,Garage Door Opener,Vacuun	n - Built In <b>Type</b>	Dimen	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Hugh and McKinnon - Magnolia Electricity,Natural Gas PL LMS4258 LT 60 LE Club House Central Location,Golf ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. Sutton Group-West Co <b>Type</b> Dining Room	,Sanitary Sewer,Storm Sewer,W 0 36 SEC 17 TWP 8 THE STRA Course Nearby,Recreation Near ve/DW,Drapes/Window Covering bast Realty (Surrey/24) <b>Dimensions</b> 8'10 x 9'6	TA LOT AS SHOWN ON FORM by,Shopping Nearby gs,Garage Door Opener,Vacuun Floor Above	n - Built In <b>Type</b> Bedroom	10'8 x	9'4
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Hugh and McKinnon - Magnolia Electricity,Natural Gas PL LMS4258 LT 60 LE Club House Central Location,Golf ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West Co <b>Type</b> Dining Room Kitchen	,Sanitary Sewer,Storm Sewer,W 0 36 SEC 17 TWP 8 THE STRA Course Nearby,Recreation Near ve/DW,Drapes/Window Covering bast Realty (Surrey/24) <b>Dimensions</b> 8'10 x 9'6 10'3 x 14'4	TA LOT AS SHOWN ON FORM by,Shopping Nearby gs,Garage Door Opener,Vacuun Floor Above Above	n - Built In <b>Type</b> Bedroom Bedroom	10'8 x 9'0 x 1	9'4 0'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Hugh and McKinnon - Magnolia Electricity,Natural Gas PL LMS4258 LT 60 LE Club House Central Location,Golf ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West Co <b>Type</b> Dining Room Kitchen Living Room	,Sanitary Sewer,Storm Sewer,W 0 36 SEC 17 TWP 8 THE STRA Course Nearby,Recreation Near ve/DW,Drapes/Window Covering Dast Realty (Surrey/24) Dimensions 8'10 x 9'6 10'3 x 14'4 12'7 x 15'9	TA LOT AS SHOWN ON FORM by,Shopping Nearby gs,Garage Door Opener,Vacuun Floor Above	n - Built In <b>Type</b> Bedroom	10'8 x	9'4 0'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Hugh and McKinnon - Magnolia Electricity,Natural Gas PL LMS4258 LT 60 LE Club House Central Location,Golf ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West Co <b>Type</b> Dining Room Kitchen	,Sanitary Sewer,Storm Sewer,W 0 36 SEC 17 TWP 8 THE STRA Course Nearby,Recreation Near ve/DW,Drapes/Window Covering bast Realty (Surrey/24) <b>Dimensions</b> 8'10 x 9'6 10'3 x 14'4	TA LOT AS SHOWN ON FORM by,Shopping Nearby gs,Garage Door Opener,Vacuun Floor Above Above	n - Built In <b>Type</b> Bedroom Bedroom	10'8 x 9'0 x 1	9'4 0'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Hugh and McKinnon - Magnolia Electricity,Natural Gas PL LMS4258 LT 60 LE Club House Central Location,Golf ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West Co <b>Type</b> Dining Room Kitchen Living Room	,Sanitary Sewer,Storm Sewer,W 0 36 SEC 17 TWP 8 THE STRA Course Nearby,Recreation Near ve/DW,Drapes/Window Covering Dast Realty (Surrey/24) Dimensions 8'10 x 9'6 10'3 x 14'4 12'7 x 15'9	TA LOT AS SHOWN ON FORM by,Shopping Nearby gs,Garage Door Opener,Vacuun Floor Above Above	n - Built In <b>Type</b> Bedroom Bedroom Family Room	10'8 x 9'0 x 1	9'4 0'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Above	Hugh and McKinnon - Magnolia Electricity,Natural Gas PL LMS4258 LT 60 LE Club House Central Location,Golf ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Sutton Group-West Co <b>Type</b> Dining Room Kitchen Living Room Primary Bedroom	Sanitary Sewer,Storm Sewer,W 0 36 SEC 17 TWP 8 THE STRA Course Nearby,Recreation Near ve/DW,Drapes/Window Covering bast Realty (Surrey/24) Dimensions 8'10 x 9'6 10'3 x 14'4 12'7 x 15'9 10'8 x 15'6	TA LOT AS SHOWN ON FORM by,Shopping Nearby gs,Garage Door Opener,Vacuun Floor Above Above Bsmt	n - Built In <b>Type</b> Bedroom Bedroom Family Room <b>Bathroom Floor</b>	10'8 x 9'0 x 1 11'3 x	9'4 0'0 8'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Above	Hugh and McKinnon - Magnolia Electricity,Natural Gas PL LMS4258 LT 60 LE Club House Central Location,Golf ClthWsh/Dryr/Frdg/Str Pets Allowed w/Rest. Sutton Group-West Co <b>Type</b> Dining Room Kitchen Living Room Primary Bedroom	Sanitary Sewer,Storm Sewer,W 0 36 SEC 17 TWP 8 THE STRA Course Nearby,Recreation Near ve/DW,Drapes/Window Covering bast Realty (Surrey/24) Dimensions 8'10 x 9'6 10'3 x 14'4 12'7 x 15'9 10'8 x 15'6 # Of Rooms:	TA LOT AS SHOWN ON FORM 'by,Shopping Nearby gs,Garage Door Opener,Vacuum Floor Above Above Bsmt 7	n - Built In <b>Type</b> Bedroom Bedroom Family Room <b>Bathroom Floor</b>	10'8 x 9'0 x 1 11'3 x # of Pieces	9'4 0'0 8'11 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Above Finished Floor (Main): Finished Floor (Above):	Hugh and McKinnon - Magnolia Electricity,Natural Gas PL LMS4258 LT 60 LE Club House Central Location,Golf - ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. Sutton Group-West Co <b>Type</b> Dining Room Kitchen Living Room Primary Bedroom	,Sanitary Sewer,Storm Sewer,W 0 36 SEC 17 TWP 8 THE STRA Course Nearby,Recreation Near ve/DW,Drapes/Window Covering Dast Realty (Surrey/24) Dimensions 8'10 x 9'6 10'3 x 14'4 12'7 x 15'9 10'8 x 15'6 # Of Rooms: # Of Rooms: # Of Kitchens:	TA LOT AS SHOWN ON FORM 'by,Shopping Nearby gs,Garage Door Opener,Vacuun Floor Above Above Bsmt 7 1	n - Built In Type Bedroom Bedroom Family Room Family Room Main 2 Above 3	10'8 x 9'0 x 1 11'3 x <b># of Pieces</b> 2	9'4 0'0 8'11 <b>Ensuite?</b> No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Hugh and McKinnon - Magnolia Electricity,Natural Gas PL LMS4258 LT 60 LE Club House Central Location,Golf ClthWsh/Dryr/Frdg/Ste Pets Allowed w/Rest. Sutton Group-West Co <b>Type</b> Dining Room Kitchen Living Room Primary Bedroom	,Sanitary Sewer,Storm Sewer,W 0 36 SEC 17 TWP 8 THE STRA Course Nearby,Recreation Near ve/DW,Drapes/Window Covering bast Realty (Surrey/24) Dimensions 8'10 x 9'6 10'3 x 14'4 12'7 x 15'9 10'8 x 15'6 # Of Rooms: # Of Kitchens: # Of Levels:	TA LOT AS SHOWN ON FORM 'by,Shopping Nearby gs,Garage Door Opener,Vacuun Floor Above Above Bsmt 7 1	n - Built In Type Bedroom Bedroom Family Room Family Room Main 2 Above 3 Above 3	10'8 x 9'0 x 1 11'3 x <b># of Pieces</b> 2 3	9'4 0'0 8'11 <b>Ensuite?</b> No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below):	Hugh and McKinnon - Magnolia Electricity,Natural Gas PL LMS4258 LT 60 LE Club House Central Location,Golf ClthWsh/Dryr/Frdg/Sty Pets Allowed w/Rest. Sutton Group-West Co Type Dining Room Kitchen Living Room Primary Bedroom 768 sqft 710 sqft 0 sqft 287 sqft	Sanitary Sewer,Storm Sewer,W 0 36 SEC 17 TWP 8 THE STRA Course Nearby,Recreation Near ve/DW,Drapes/Window Covering bast Realty (Surrey/24) Dimensions 8'10 x 9'6 10'3 x 14'4 12'7 x 15'9 10'8 x 15'6 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	TA LOT AS SHOWN ON FORM rby,Shopping Nearby gs,Garage Door Opener,Vacuun Floor Above Above Bsmt 7 1 3 Fully Finished	n - Built In Type Bedroom Bedroom Family Room Family Room Main 2 Above 3 Above 3	10'8 x 9'0 x 1 11'3 x <b># of Pieces</b> 2 3 3	9'4 0'0 8'11 <b>Ensuite?</b> No Yes No

Enjoy living in Beautiful Magnolia located across from highly rated Adams Road Elementary School & Beautiful Park! Great community & well-run strata. Exceptionally clean. Spacious Open Main second floor. Great size master,3 full & 1/2 bathrooms up. Super family rm on lower level & full bathroom. Walk out to nice grassed yard & patio. New roofs, fencing & retaining walls last year. Family room could be fourth bedroom. Amenities nearby, Clayton Heights Shops biking walking trails, Clayton shops. Future SkyTrain. Quick Possession

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