

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2008
Frontage (ft):	Bathrooms: 2	Age: 16
Lot Area:	Full Baths: 2	Zoning: CD
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,280.36
Rear Yard Exp:	Maint. Fee: 552.02	For Tax Year: 2024
View:		P.I.D.: 027-641-333

Style of Home: Upper Unit	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Mixed	Parking Access: Side
Foundation:	Parking: Garage; Underground
Rain Screen:	Locker: No
Renovations:	Units in Dev:
# of Fireplaces: 0 - Fuel:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Electric	Property Disc: Yes
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Wall/Wall/Mixed	Fixtures Rmvd: No

View:

Mgmt. Company: First Service Residential - 604-683-8900

Complex / Subdiv: COMPASS

Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water

Legal: STRATA LOT 90, PLAN BCS2860, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Club House, In Suite Laundry

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Microwave

Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns

Listing Broker(s): Sutton Group-West Coast Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'1 x 11'1			
Main	Dining Room	11'1 x 9'2			
Main	Kitchen	9'4 x 8'3			
Main	Primary Bedroom	10'8 x 12'1			
Main	Bedroom	9' x 13'			
Main	Foyer	5'3 x 8'3			

Finished Floor (Main): 844 sqft	# Of Rooms: 6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	No
Finished Floor (Below): 0 sqft	# Of Levels: 1	Main	3	Yes
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 844 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 844 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Welcome to COMPASS this quality built, bright and spacious 2 bedroom/2 bathroom 3rd Floor Condo perfectly located in the heart of Cloverdale Crossing. This home boasts quality finishes throughout, including granite countertops, a convenient seating area, stainless steel appliances, and a built-in microwave with a hood fan. Enjoy ease of in-suite laundry with a stacked washer & dryer. Step outside onto your spacious covered balcony, perfect for year-round outdoor enjoyment & relaxation. The condo is steps away from all essential amenities - schools, parks, recreation, and public transit, making commuting a breeze. Clayton Crossing offers a variety of shopping. Additional perks include one underground parking spot and bike storage space. Truly a lovely condo to call home!