

#117 - 18777 68A AVENUE  
SURREY, BC V4N 0Z7

LISTING

# Features



Presented by:  
**Jason (Ji Ho) Kim PREC\***

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Active

R2757854

Board: F

Townhouse

117 18777 68A AVENUE

Cloverdale

Clayton

V4N 0Z7

Residential Attached

\$718,000 (LP)

(SP) M

Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage:

Flood Plain:

View:

Complex / Subdiv:

First Nation

Services Connctd:

Sewer Type:

If new,GST/HST inc?:

Bedrooms:

Bathrooms:

Full Baths:

Half Baths:

P.I.D.: 027-640-108

Yes :GREEN SPACE

Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

City/Municipal

Original Price: \$718,000

Approx. Year Built: 2008

Age: 15

Zoning: MF

Gross Taxes: \$2,659.64

For Tax Year: 2022

Tax Inc. Utilities?: No

Tour: Virtual Tour URL

Style of Home: 3 Storey

Construction: Frame - Wood

Exterior: Glass, Other, Vinyl

Foundation: Concrete Perimeter

Total Parking: 2

Covered Parking: 2

Parking Access: Front

Parking: Grge/Double Tandem

Dist. to Public Transit:

Title to Land: Freehold Strata

Property Disc.: Yes

Fixtures Leased:

Renovations:

# of Fireplaces: 1

Fireplace Fuel: Gas - Natural

Fuel/Heating: Baseboard, Forced Air, Natural Gas

Outdoor Area: Fenced Yard, Patio(s) & Deck(s)

Type of Roof: Asphalt

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Legal: STRATALOT 94, PLAN BCS2571, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATALOT AS SHOWN ON FORM V

Amenities: None

Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Finished Floor (Main): 560

Finished Floor (Above): 570

Finished Floor (AbvMain2): 0

Finished Floor (Below): 68

Finished Floor (Basement): 0

Finished Floor (Total): 1,198 sq. ft.

Unfinished Floor: 0

Grand Total: 1,198 sq. ft.

Units in Development:

Exposure: West

Mgmt. Co's Name: AWM ALLIANCE REAL ESTATE GROUP

Maint Fee: \$0.00

Maint Fee Includes: Gardening, Management, Snow removal

Tot Units in Strata: 139

Stores in Building: 3

Mgmt. Co's #: 604-685-3227

Council/Park Apprv?:

Locker:

Bylaws Restrictions: Pets Allowed w/Rest.

Restricted Age:

# or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: No

Short Term Lse-Details:

Suite: None

Basement:None

Crawl/Bsmt. Ht:

# of Kitchens: 1

# of Levels: 3

# of Rooms: 6

Floor

Type

Dimensions

Bath

Floor

# of Pieces

Ensuite?

Main

Kitchen

14'5 x 10'7

1

Above

4

Yes

Main

Dining Room

10'11 x 9'8

2

Above

4

No

Main

Living Room

14'5 x 12'7

3

Above

Primary Bedroom

11'11 x 11'0

4

Above

Bedroom

11'11 x 9'8

5

Below

Foyer

3'2 x 18'1

6

x

7

x

8

Listing Broker(s): RE/MAX City Realty

Great location in the complex backing onto beautiful green space and walking path. Amazing location with walking distance to all the shopping, restaurants, pubs, schools and amenities. This 2 bedroom 2 bathroom townhouse offers generous sized rooms, and lots of natural light. This home features with open concept floor plan, gourmet kitchen with granite counter tops, stainless steel appliances and eating bar with matching built in cabinets, updated light fixtures, roll blinds throughout, hot water tank replaced last year. Large deck on the main looks over to the green space is great for summer entertainment. Two car tandem garage comes with space for extra storage. It also has a generous sized fenced yard for kids and pets.

Jason (Ji Ho) Kim, B.S., PREC

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Personal Real Estate Corporation

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**JK** JASON JI HO KIM  
PERSONAL REAL ESTATE CORPORATION

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Asking	\$718,000
Bedroom	2
Bathroom	2
Finished	1,198 Sq.Ft.
Parking	2
Property Tax	\$32,659.64
Maint. Fee	\$ 197.03