Active 12 17528 60 AVENUE \$889,999 (LP) R2955310 Cloverdale Board: F, Attached Cloverdale BC 👓 D 👺 H 🚹 📵 🎏 M 🔈 V3S 1T8 Townhouse Days on Market: 15 List Date: **1/13/2025** Seller's Acceptance Date: Orig. Price: Expiry Date: **5/31/2025** \$919,999 Subject Removal Date: \$919,999 Completion Date: Meas. Type: If new,GST/HST inc?: **No** Approx. Year Built: 2022 Frontage (feet): Bedrooms: 3 Age: Frontage (metres): Bathrooms: Zoning: RM-30 Full Baths: \$2,500.00 Depth/Size: 2 Gross Taxes: Sq. Footage: 0.00 Half Baths: For Tax Year: 2024 Flood Plain: P.I.D.: 031-761-178 Tax Inc. Utilities?: No No Tour: Virtual Tour URL No : Complex / Subdiv: First Nation Reserve: Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Water Water Supply: City/Municipal Style of Home: 3 Storey Total Parking: Covered Parking: Parking Access: Construction: Frame - Wood Parking: Carport & Garage **Fibre Cement Board** Dist. to Public Transit: Dist. to School Bus: Title to Land: Freehold Strata Foundation: Concrete Perimeter Land Lease Expiry Year: Seller's Interest: Registered Owner Renovations: Reno. Year: Property Disc.: Yes: #of Fireplaces: 0 R.I. Fireplaces: Rain Screen: Fixtures Leased: No: Fireplace Fuel: Metered Water Fixtures Rmvd: No: Fuel/Heating: Forced Air R.I. Plumbing: Outdoor Area: Balcony(s), Fenced Yard Type of Roof: Asphalt, Fibreglass, Other Floor Finish: Legal: STRATA LOT 12, PLAN EPS8712, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY Municipal Charges Garbage: Water: Dyking: Playground Amenities: Sewer: Site Influences: Other: ClthWsh/Dryr/Frdg/Stve/DW Finished Floor (Main): Units in Development: Tot Units in Strata: Locker: Finished Floor (Above): 706 Exposure: Storeys in Building: Finished Floor (AbvMain2): Mgmt. Co's Name: Mgmt. Co's #: 0 Maint Fee: \$339.00 Council/Park Appry: Finished Floor (Below): 140 Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal Finished Floor (Basement): Finished Floor (Total): 1,456 sq. ft. Unfinished Floor: Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed Grand Total: 1,456 sq. ft. Restricted Age: # of Pets: Cats: Dogs: Suite: None # or % of Rentals Allowed: Basement: None Short Term(<1yr)Rnt/Lse Alwd?: No Crawl/Bsmt, Ht # of Levels: 3 # of Rooms: 6 Short Term Lse-Details: # of Kitchens: Dimensions Ensuite? Type Living Room Main 15'2 x 12'5 Main **Dining Room** 10' x 8'2 Above Yes Main 13'9 x 11'12 Kitchen Ahove Above Primary Bedroon 11'9 x 11'3 Above 9'1 x 8'3 9'2 x 7'11 eXp Realty - OFC: 833-817-6506 List Desig Agt 1: Gurnek Sangra - Phone: 778-240-7454 info@gurneksangra.com Appointments: Touchbase List Broker 2: **GURNEK SANGRA** List Desig Agt 2: 778-240-7454 Phone Buyer's Broker 1: Buyer's Agent 1: **Privacy Protected** 1319014 B.C. LTD. & 1319014 B.C. LTD. 3.2% ON THE FIRST \$100,000 AND 1.15% ON REMAINING BALANCE Commission: Occupancy: Tenant

Realtor PRIVACY - DO NOT SOLICIT. Welcome to Hepburn! A boutique community featuring a tasteful 3 bedroom townhome. Comes fully loaded with Remarks; stainless steel appliances, forced air heating & instant hot water. Measurements are approximate – taken from Realty Shot floorpan. Property is tenanted, please provide 24 hour notice for showing requests.

This stunning 3 bedroom townhomes in a boutique community blends modern elegance with a close-knit feel. Located in the heart of historic Cloverdale, it features stainless steel appliances, a chef's kitchen with a gas range, large island, bult-in microwave, and a spacious balcony. Enjoy forced air heating and instant hot water for ultimate comfort. Backing onto a school field, this family-friendly home is a short walk to downtown Cloverdale and amenities, with quick access to Highway 15 for seamless connection to the city, valley and beaches. Plus, it's just 10 minutes from proposed SkyTrain station. Simplifying future commutes. Impeccably maintained and feeling almost new, this home is under the 2-5-10 warranty-and

there's no GST! Don't' wait-book you private showing today. The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy, PREC* indicates 'Personal Real Estate Corporation'. Realtor 1 Page





12 17528 60 AVE, SURREY, BC V3S 1T8







\$889,999

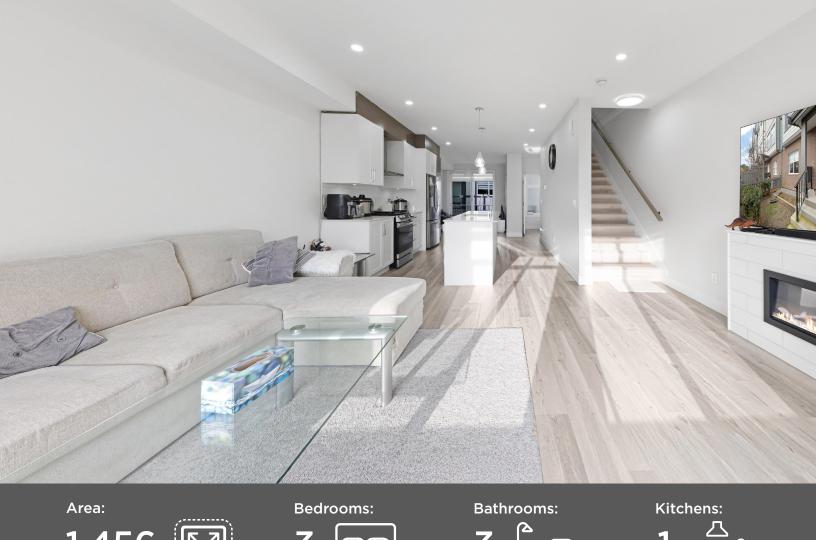
MLS® Number: R2955310











1,456 Squarefeet









12 17528 60 AVE **SURREY, BC V3S 1T8**

GURNEK SANGRA

Single Family Property Type Building Type.. . Row / Townhouse Square Footage . 1,456 sqft Age Of Building. \$2,500 Taxes . Parking Type. . Garage, Carport

DESCRIPTION:

This stunning 3 bedroom townhomes in a boutique community blends modern elegance with a close-knit feel. Located in the heart of historic Cloverdale, it features stainless steel appliances, a chef's kitchen with a gas range, large island, bult-in microwave, and a spacious balcony. Enjoy forced air heating and instant hot water for ultimate comfort. Backing onto a school field, this family-friendly home is a short walk to downtown Cloverdale and amenities, with quick access to Highway 15 for seamless connection to the city, valley and beaches. Plus, it's just 10 minutes from proposed SkyTrain station. Simplifying future commutes. Impeccably maintained and feeling almost new, this home is under the 2-5-10 warrantyand there's no GST! Don't' wait-book you private showing today.













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