

**Active**  
**R2936491**  
 Board: F, Attached  
 Townhouse

**37 19560 68 AVENUE**  
 Cloverdale  
 Clayton  
 V4N 5Y5

**\$874,999** (LP)  
 (SP)

D H T W M

Days on Market: **1**    List Date: **10/17/2024**    Seller's Acceptance Date:  
 Orig. Price: **\$874,999**    Expiry Date: **3/31/2025**    Subject Removal Date:  
 Prev. **\$0**    Completion Date:

Meas. Type: **Feet**    If new,GST/HST inc?:    Approx. Year Built: **2009**  
 Frontage (feet): **0.00**    Bedrooms: **3**    Age: **15**  
 Frontage (metres):    Bathrooms: **3**    Zoning: **MR30**  
 Depth/Size:    Full Baths: **3**    Gross Taxes: **\$3,490.00**  
 Sq. Footage: **0.00**    Half Baths: **0**    For Tax Year: **2024**  
 Flood Plain: **No**    P.I.D.: **027-799-841**    Tax Inc. Utilities?: **No**  
 View: **No**    Tour: **Virtual Tour URL**  
 Complex / Subdiv: **SOLANA**

First Nation Reserve:  
 Services Connected: **Electricity, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**    Water Supply: **City/Municipal**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Total Parking:    Covered Parking:    Parking Access: **Front**  
 Parking: **Grge/Double Tandem, Open, Visitor Parking**  
 Dist. to Public Transit:    Dist. to School Bus:  
 Title to Land: **Freehold Strata**    Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**

Renovations:  
 # of Fireplaces: **0**    R.I. Fireplaces:    Reno. Year:  
 Fireplace Fuel: **None**    Rain Screen:  
 Fuel/Heating: **Baseboard, Electric**    Metered Water:  
 Outdoor Area: **Balcony(s), Fenced Yard**    R.I. Plumbing:  
 Type of Roof: **Asphalt**    Fixtures Rmvd: **No**  
 Floor Finish: **Mixed, Wall/Wall/Mixed**

Legal: **STRATA LOT 37, PLAN BCS3297, SECTION 15, 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**    Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Amenities: **Playground**

Site Influences: **Central Location, Paved Road, Private Setting, Private Yard, Recreation Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): <b>699</b>	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): <b>745</b>	Exposure: <b>North</b>	Stores in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>275</b>	Maint Fee: <b>\$413.43</b>	Council/Park Apprv:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Management, Snow removal</b>		
Finished Floor (Total): <b>1,719sq. ft.</b>	Bylaw Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets:	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>1,719sq. ft.</b>	# or % of Rentals Allowed:		
Suite: <b>None</b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
Basement: <b>None</b>	Short Term Lse-Details:		
Crawl/Bsmt. Ht:    # of Levels: <b>3</b>			
# of Kitchens: <b>1</b> # of Rooms: <b>10</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Kitchen	12'11 x 9'9	Below	Flex Room	6'5 x 11'3	1	Main	4	No
Main	Living Room	12'1 x 15'4	Below	Foyer	6'5 x 9'	2	Above	4	Yes
Main	Dining Room	13'10 x 8'7				3	Above	4	No
Main	Flex Room	5'9 x 8'11				4			
Main	Eating Area	7'6 x 7'9				5			
Above	Primary Bedroom	15' x 13'4				6			
Above	Bedroom	7'9 x 8'1				7			
Above	Bedroom	9' x 10'5				8			

List Broker 1: **eXp Realty - OFC: 833-817-6506**    List Broker 3:  
 List Desig Agt 1: **Gurnek Sangra - Phone: 778-240-7454**    **info@gurneksangra.com**  
 List Broker 2:    3    Appointments:    **Touchbase**  
 List Desig Agt 2:    Call:    **GURNEK SANGRA**  
 Buyer's Broker 1:    Phone:    **778-240-7454**  
 Buyer's Agent 1:    2    3:  
 Owner: **\*\*Privacy Protected\*\* Faisal Nawazy, Mussarat Nuwazy**  
 Commission: **3.2% ON THE FIRST \$100,000 AND 1.16% ON THE REMAINING BALANCE**  
 Occupancy: **Owner**

Realtor **PRIVACY- DO NOT SOLICIT. Professionally measured by Realty Shot; buyer to verify if necessary.**  
 Remarks:

Welcome to Solana, a collection of 54 luxury townhomes in desirable Clayton Heights. This beautifully updated 3 bed + den, 3 bath home is a true gem! Recent upgrades include new carpet, designer paint, refreshed doors, baseboards, window trims, and a revamped kitchen with updated cabinetry, island, and original 2-inch faux wood blinds. The open-concept living space is perfect for entertaining. The gourmet white kitchen, highlighted by marble granite countertops, offers plenty of cupboard space and a large island. A cozy nook off the living area is perfect for a den or play space. Step out to your private backyard, featuring a deck and green space. Upstairs includes a spacious master suite with ensuite and two good-sized bedrooms. A built-in desk in the wide upper hallway adds convenience.



**37 19560 68 AVE, SURREY, BC V4N 5Y5**



**\$874,999**

MLS® Number: **R2936491**

**778-240-7454**  
 info@gurneksangra.com  
 www.gurneksangra.exprealty.com  
 @gurneksangra

**GURNEK SANGRA**  
 REAL ESTATE SERVICES

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Area:

**1,719**  
Squarefeet



Bedrooms:

**3**



Bathrooms:

**3**



Kitchens:

**1**



**37 19560 68 AVE**  
**SURREY, BC V4N 5Y5**

Property Type ..... Single Family  
 Building Type ..... Townhouse  
 Square Footage ..... 1,719 sqft  
 Age Of Building ..... 15  
 Taxes ..... \$3,490.00  
 Parking Type ..... Other, Garage

**DESCRIPTION:**

Welcome to Solana, a collection of 54 luxury townhomes in desirable Clayton Heights. This beautifully updated 3 bed + den, 3 bath home is a true gem! Recent upgrades include new carpet, designer paint, refreshed doors, baseboards, window trims, and a revamped kitchen with updated cabinetry, island, and original 2-inch faux wood blinds. The open-concept living space is perfect for entertaining. The gourmet white kitchen, highlighted by marble granite countertops, offers plenty of cupboard space and a large island. A cozy nook off the living area is perfect for a den or play space. Step out to your private backyard, featuring a deck and green space. Upstairs includes a spacious master suite with ensuite and two good-sized bedrooms. A built-in desk in the wide upper hallway adds convenience.

