



Presented by:
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Active
R2990614

Board: F
Apartment/Condo

406 6490 194 STREET

Cloverdale
Clayton
V4N 6J9

Residential Attached

\$699,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$699,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 2	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,636.61
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-685-885	Tax Inc. Utilities?:
View: Yes : GREENBELT		Tour: Virtual Tour URL
Complex / Subdiv: WATERSTONE		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Penthouse, Rancher/Bungalow w/Loft**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 461, PLAN BCS3648, 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**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Playground, Pool; Indoor, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main):	921	Units in Development:	472	Tot Units in Strata:	472	Locker:	Yes
Finished Floor (Above):	206	Exposure:	Northwest	Storeys in Building:	4		
Finished Floor (AbvMain2):	0	Mgmt. Co's Name:	First Service Residential	Mgmt. Co's #:	855-683-8900		
Finished Floor (Below):	0	Maint Fee:	\$586.13	Council/Park Apprv?:			
Finished Floor (Basement):	0	Maint Fee Includes:	Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Water				
Finished Floor (Total):	1,127 sq. ft.						
Unfinished Floor:	0						
Grand Total:	1,127 sq. ft.	Bylaws Restrictions:	Pets Allowed w/Rest., Rentals Allowed				
Suite:		Restricted Age:		# of Pets:	2	Cats:	Yes Dogs: Yes
Basement:	None	# or % of Rentals Allowed:					
Crawl/Bsmt. Ht:	# of Levels: 2	Short Term(<1yr)Rnt/Lse Alwd?:	No				
# of Kitchens:	# of Rooms: 8	Short Term Lse-Details:					

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	3'7 x 9'6			x	1	Main	4	Yes
Main	Kitchen	11'9 x 11'7			x	2	Main	4	No
Main	Living Room	11'9 x 14'4			x	3			
Main	Primary Bedroom	10'3 x 14'0			x	4			
Main	Walk-In Closet	4'9 x 10'6			x	5			
Main	Bedroom	8'9 x 11'5			x	6			
Main	Walk-In Closet	5'0 x 3'1			x	7			
Above	Loft	13'3 x 9'3			x	8			

Listing Broker(s): **Royal LePage Elite West**

Top 5 reasons why this property will move quick. LOCATION - Super central. Close to Willowbrook Shopping, Costco & Camp Beer. Close to bus stops, schools, with tons of shopping & good eats within walking distance. INVESTMENT - Esplanade at Waterstone was built in 2019 by HJ Properties. Extras include; a sweet gym, pool, theatre room, a large party room & visitor parking. In great shape & well managed. LAYOUT - Well thought-out 2 bed & 2 bath loft on the top floor. Bedrooms on either side and faces the quiet side of the building. FEATURES - Resort styled community. North West facing. Large windows with lots of natural light, in-suite laundry, custom closets in both bedrooms, nice patio, 2 roller style storage lockers & side by side parking (2). PRICE - All this for under \$700K. Open House.