



Presented by:
Jordan Macnab PREC*

Royal LePage Elite West
Phone: 604-551-5695
<http://www.themacnabs.com>
jordan@theMACNABS.com



Pending
R3148732

Board: F
Townhouse

3 16995 64TH AVENUE

Cloverdale
Cloverdale BC
V3S 0V9

Residential Attached

\$899,000 (LP)

\$875,000 (SP)



Sold Date: 9/13/2026	Frontage (feet):	Original Price: \$899,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2004
Depth / Size (ft.):	Bedrooms: 4	Age: 22
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: RM10
Flood Plain:	Full Baths: 2	Gross Taxes: \$4,352.74
Council	Half Baths: 1	For Tax Year: 2025
Exposure: East	Maint. Fee: \$641.68	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 025-740-296
Mgmt. Co's Name: DWELL		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-821-2999		
View: :		
Complex / Subdiv: Lexington		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 2 Storey w/Bsmt.	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking		
Exterior: Vinyl		Locker:	
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: 131	Total Units in Strata: 131
Renovations: Partly		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: No	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures No :	
Fuel/Heating: Forced Air, Natural Gas	# of 2	Fixtures Rmvd: No :	
Outdoor Area: Fenced Yard, Patio(s)		Floor Finish: Hardwood, Laminate, Carpet	
Type of Roof: Asphalt			

Maint Fee Inc: **Gardening, Management, Recreation Facility, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 3, PLAN BCS476, SECTION 18, 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, Exercise Centre, Garden**

Site Influences: **Central Location, Gated Complex, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System, Smoke Alarm, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 20'	Above	Storage	5'7 x 8'4			x
Main	Dining Room	9'5 x 16'	Below	Bedroom	14'2 x 13'			x
Main	Family Room	11'4 x 16'	Bsmt	Recreation	18'9 x 15'7			x
Main	Kitchen	10' x 13'	Bsmt	Recreation	23'2 x 15'7			x
Main	Primary	16'8 x 12'11	Bsmt	Utility	27'9 x 13'			x
Main	Walk-In Closet	8'9 x 6'			x			x
Main	Laundry	8'9 x 6'			x			x
Above	Bedroom	13'9 x 13'7			x			x
Above	Bedroom	13'9 x 12'7			x			x
Above	Nook	12'7 x 8'4			x			x

Finished Floor (Main): 1,345	# of Rooms: 15	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 620	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): 184	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	3	Yes	Pool:
Finished Floor (Total): 2,149 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5			No	Grg Dr Ht:
Unfinished Floor: 1,155				6			No	
Grand Total: 3,304 sq. ft.	Basement: Unfinished			7			No	
				8			No	

Listing Broker(s): **RE/MAX Sabre Realty Group**

Extensively updated and thoughtfully designed for easy living, this beautiful home is perfect for downsizers. Main floor primary bedroom offers comfort & convenience with a spacious ensuite, soaker tub & walk-in closet. Vaulted ceilings, hardwood floors, updated lighting, & two gas fireplaces create a warm, refined feel. The renovated kitchen features updated cabinetry, countertops, appliances, & added pantry storage. Generous storage throughout. Upstairs offers two spacious bedrooms with large bay windows, a versatile landing for a home office, and storage room. Downstairs, the unfinished basement with bedroom awaits your ideas. Walk out to your private fully fenced backyard with covered patio. Roofs replaced in 2023. 2 pets allowed. This one feels like home!