

**#11 - 6945 185 STREET, SURREY**

Welcome to



## **Family Townhouse in Mackenzie Estates**

Mackenzie Estates is a modern townhouse complex in a fantastic location in Clayton Heights. A beautiful open-plan with 10' ceilings on the quiet side of the complex. The home features a gourmet kitchen with shaker cabinetry, underlighting and soft close doors, family sized quartz island, stainless steel appliances, wide plank laminate flooring in the living, sleek electric fireplace with custom tile surround, windows with 2 inch blinds and a secure garage for two cars side by side. You are close to recreation, shopping, banks, restaurants, it's on transit with easy access to both levels of schools.

604-514-9667 \* [janine@royalpage.ca](mailto:janine@royalpage.ca)

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135-19665 64AV. Langley. All information while deemed to be correct is not guaranteed





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<b>Active</b> <b>R2505746</b> Board: F Townhouse		<b>11 6945 185 STREET</b> Cloverdale Clayton V4N 6N4		Residential Attached <b>\$649,000</b> (LP) (SP) <b>M</b>				
		Sold Date: Meas. Type: <b>Feet</b> Depth / Size (ft.): Lot Area (sq.ft.): <b>0.00</b> Flood Plain: Council Apprv?: Exposure: If new, GST/HST inc?: Mgmt. Co's Name: <b>Quay Pacific</b> Mgmt. Co's Phone: <b>604-371-2208</b> View: Complex / Subdiv: <b>Mackenzie Estates</b> Services Connected: <b>Electricity, Sanitary Sewer, Water</b>						
Frontage (feet): Frontage (metres): Bedrooms: <b>3</b> Bathrooms: <b>3</b> Full Baths: <b>2</b> Half Baths: <b>1</b> Maint. Fee: <b>\$256.66</b>		Original Price: <b>\$649,000</b> Approx. Year Built: <b>2016</b> Age: <b>4</b> Zoning: <b>CD</b> Gross Taxes: <b>\$2,448.88</b> For Tax Year: <b>2019</b> Tax Inc. Utilities?: <b>No</b> P.I.D.: <b>030-004-951</b> Tour: <b>Virtual Tour URL</b>						
Style of Home: <b>3 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Vinyl</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: Renovations: Water Supply: <b>City/Municipal</b> Fireplace Fuel: <b>Electric</b> Fuel/Heating: <b>Electric</b> Outdoor Area: <b>Balcony(s) Patio(s) Dck(s), Fenced Yard</b> Type of Roof: <b>Asphalt</b>		Reno. Year: R.I. Plumbing: R.I. Fireplaces: # of Fireplaces: <b>1</b>		Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: Parking: <b>Garage; Double</b> Dist. to Public Transit: <b>100m</b> Units in Development: <b>71</b> Title to Land: <b>Freehold Strata</b> Property Disc.: <b>No</b> Fixtures Leased: <b>:</b> Fixtures Rmvd: <b>:</b> Floor Finish: <b>Laminate, Wall/Wall/Mixed</b>				
Maint Fee Inc: <b>Gardening, Management, Sewer, Snow removal, Water</b> Legal: <b>STRATA LOT 60 SECTION 16 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS1394 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V</b> Amenities: <b>Club House</b>								
Site Influences: <b>Central Location, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby</b> Features: <b>ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm</b>								
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7 x 10'1			x			x
Main	Kitchen	16'11 x 8'5			x			x
Main	Dining Room	10'3 x 11'5			x			x
Main	Nook	4'11 x 5'1			x			x
		x			x			x
Above	Master Bedroom	14'11 x 11'7			x			x
Above	Bedroom	10'8 x 9'10			x			x
Above	Bedroom	9'10 x 9'4			x			x
		x			x			
		x			x			
Finished Floor (Main):	<b>649</b>	# of Rooms: <b>7</b> # of Kitchens: <b>1</b> # of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	<b>693</b>	Crawl/Bsmt. Height:	1	<b>Above</b>	<b>3</b>	<b>Yes</b>	Barn:	
Finished Floor (Below):	<b>77</b>	Restricted Age:	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:	
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:	
Finished Floor (Total):	<b>1,419 sq. ft.</b>	# or % of Rentals Allowed:	4			<b>No</b>	Garage Sz:	
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>	5			<b>No</b>	Door Height:	
Grand Total:	<b>1,419 sq. ft.</b>	Basement: <b>None</b>	6			<b>No</b>		
			7			<b>No</b>		
			8			<b>No</b>		

Listina Broker(s): **Royal LePage - Wolstencroft**

FOR MORE PHOTOS & VIRTUAL TOUR

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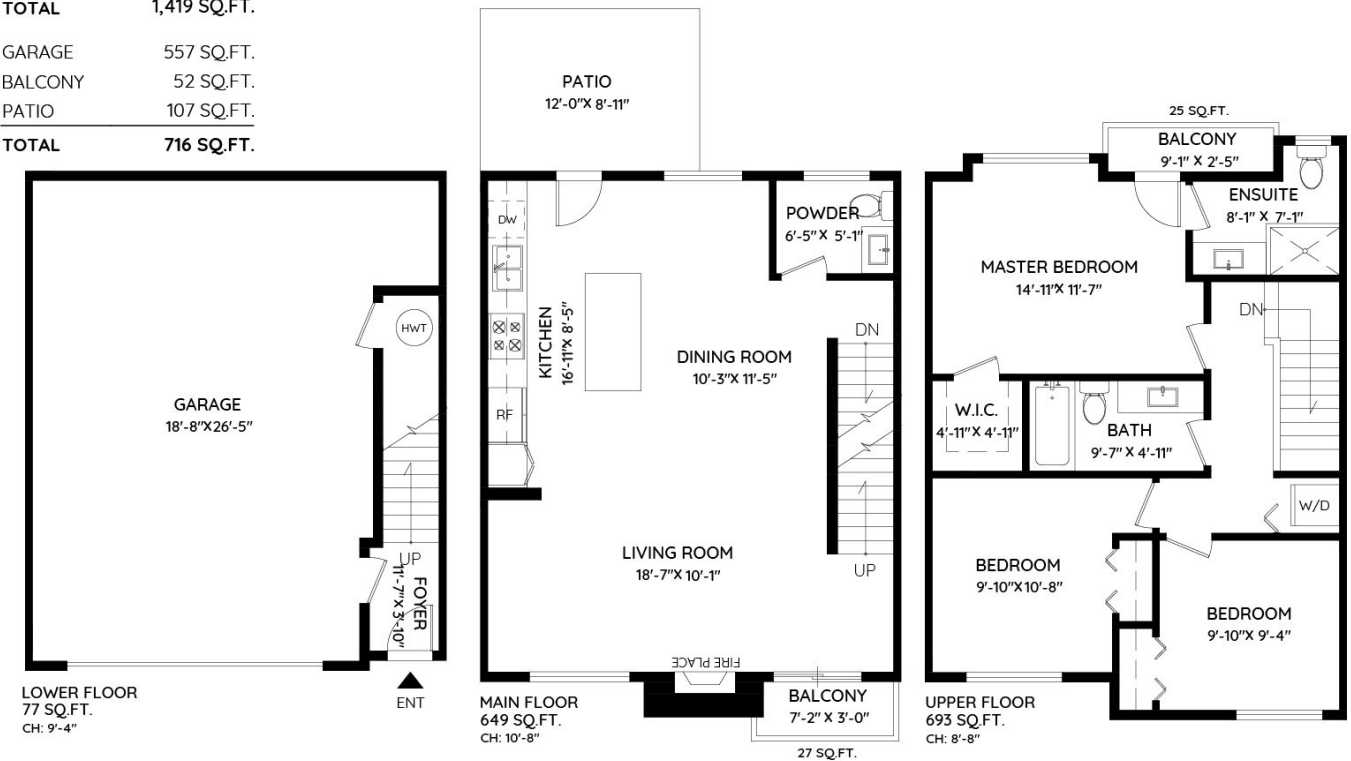
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## FLOOR PLAN

### 11 - 6945 185 STREET SURREY, BC

MAIN	649 SQ.FT.
UPPER	693 SQ.FT.
LOWER	77 SQ.FT.
<b>TOTAL</b>	<b>1,419 SQ.FT.</b>

GARAGE	557 SQ.FT.
BALCONY	52 SQ.FT.
PATIO	107 SQ.FT.
<b>TOTAL</b>	<b>716 SQ.FT.</b>



0 ft 3 ft 5 ft

The floor plan and the measurements are approximate and are to be used for advertising usage only.  
Not suitable for architectural or construction. E&O Insured

keyplan  
plan your space

Booked on  
the Pixlink App™

MEASUREMENTS AND LAYOUT ARE NOT TO BE RELIED ON AND SHOULD BE VERIFIED IF IMPORTANT



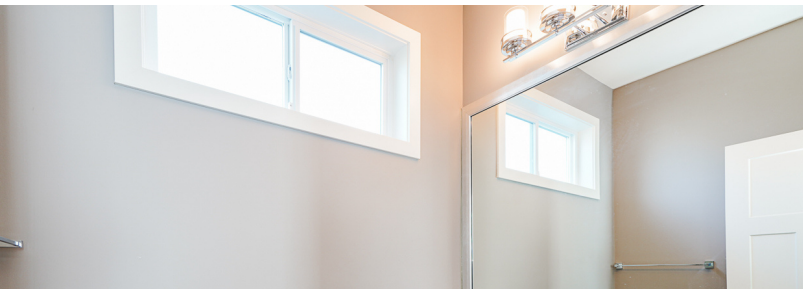
**ROYAL LEPAGE**  
Wolstencroft Realty  
INDEPENDENTLY OWNED AND OPERATED BROKER

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PHOTOS



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