

Residence

75-19477 72A AVE

CLAYTON, CLOVERDALE

ABOUT THE SUITE:

- 1,495 square feet of interior space
- 195 square foot balcony
- Double-wide 373 square foot garage
- Custom commercial grade garage floor coating & work station
- Open concept main floor w/ over-height ceiling
- Updated faux wood blinds throughout
- Custom feature electric fireplace
- Built-in dining room credenza
- Kitchen features:
  - White shaker cabinetry & contrasting grey island
  - Newer electric 30" slide-in range
  - Newer OTR hoodfan/micro
  - Newer 24" dishwasher
  - Full-size fridge
  - Quartz countertops
  - Accent shelving & pendant light
- King-size primary suite w/ vaulted ceiling, panelled feature wall & walk-in closet
- Ensuite features:
  - Double-sink vanity
  - Heated tile flooring
  - Large shower

ABOUT THE BUILDING:

- No. of Floors: 3
- No. of Strata Lots: 89
- Built: 2013
- Contingency Fund: \$86,749.30
- Maintenance Fee: \$395.77
- Pets: Yes (2 total)
- Short Term: No
- Depreciation Report: Yes, 2017
- Insurance Deductibles:
  - All Risk - \$10,000
  - Sewer - \$25,000
  - Water - \$25,000
  - Earthquake - 10%

AMENITIES & NOTES:

- In-home full-size laundry
- Recently repainted fascia
- Repainted exterior
- Garden facing
- Hardyplank cement board siding
- Parking: Yes, side-by-side garage & parallel driveway
- Storage: None

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