EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos
Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3134231
Board: F
House/Single Family

4545 200A STREET
Langley
Langley City
V3A 6J6

Residential Detached
$795,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$949,800**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**1976**
Frontage(feet):	**60.00**	Bathrooms:	**2**	Age:	**50**
Frontage(metres):	**18.29**	Full Baths:	**2**	Zoning:	**R1**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$5,386.87**
Lot Area (sq.ft.):	**7,200.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.17**	P.I.D.:	**002-224-046**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	**:**				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Slab**

Renovations: Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Wood** Metered Water:
Fuel/Heating: **Natural Gas** R.I. Plumbing:
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** **:**
Fixtures Rmvd: **No** **:**
Floor Finish:

Legal: **LOT 330, PLAN NWP49277, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Finished Floor (Main):	**1,159**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**851**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,010 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,010 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **2** # of Rooms: **10**

Floor	Type	Dimensions
Main	**Living Room**	**17' x13'**
Main	**Dining Room**	**11' x9'**
Main	**Kitchen**	**17' x10'**
Main	**Primary Bedroom**	**12' x10'**
Main	**Bedroom**	**12' x10'**
Main	**Bedroom**	**10' x9'**
Below	**Living Room**	**16' x12'**
Below	**Kitchen**	**14' x7'**
Below	**Bedroom**	**11' x10'**
Below	**Bedroom**	**10' x9'**
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Below	**4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Momentum Realty Inc.** **Momentum Realty Inc.**

Court Ordered Sale ~ Located on a quiet street in the heart of Langley City, this property offers an exceptional opportunity for builders, developers, and investors alike. Enjoy a highly convenient location with easy access to 200th Street, while being within walking distance of Alice Brown Elementary, Penzer Action Park, parks, shopping, and transit. Current zoning allows for a 4-plex development, making this an attractive option in a rapidly evolving neighbourhood. Adding to the opportunity, the adjacent property is zoned R2 (Townhouse Residential), creating potential for future assembly & rezoning possibilities. COURT DATE set for October 8, 2026 in Vancouver at 9:45AM. Current offer $780,000. Please call for more information!

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3132012
Board: F
House/Single Family

4660 207B STREET
Langley
Langley City
V3A 7P1

Residential Detached
$843,900 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$939,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1942**
Frontage(feet):	**33.46**	Bathrooms:	**2**	Age:	**84**
Frontage(metres):	**10.20**	Full Baths:	**2**	Zoning:	**R1**
Depth / Size:	**107 x 121**	Half Baths:	**0**	Gross Taxes:	**$6,314.38**
Lot Area (sq.ft.):	**9,935.00**	Rear Yard Exp:	**South**	For Tax Year:	**2025**
Lot Area (acres):	**0.23**	P.I.D.:	**006-132-545**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	

View: **Yes: Partial Mountain Views**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly** Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: **0** Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **8** Covered Parking: **0** Parking Access:
Parking: **Add. Parking Avail., Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: **1 Block** Dist. to School Bus: **3 Blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 379, PLAN NWP59503, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Adult Oriented, Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Shopping Nearby**
Features:

Finished Floor (Main):	**1,176**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**321**
Finished Floor (Total):	**1,497 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,497 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Partly Finished, Separate Entry**
Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **8**

Floor	Type	Dimensions
Main	**Living Room**	**16'0 x15'6**
Main	**Dining Room**	**10'0 x6'0**
Main	**Kitchen**	**10'0 x8'0**
Main	**Primary Bedroom**	**16'0 x10'7**
Main	**Bedroom**	**10'10 x10'6**
Main	**Bedroom**	**10'6 x9'0**
Bsmt	**Recreation Room**	**17'0 x9'0**
Bsmt	**Storage**	**9'0 x8'0**
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**
Main	**4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Sutton Premier Realty** **Sutton Premier Realty**

Opportunity awaits on this spacious 9,935 sq. ft. north-facing lot with beautiful mountain views! This 2-storey home offers 1,497 sq. ft. featuring 3 bedrooms, 2 bathrooms, and a recreation room. Enjoy mountain views from the main floor deck, ample parking for up to 8 vehicles, and recent updates including updated kitchen, laminate flooring and windows. Located in a quiet cul-de-sac within walking distance to Uplands Elementary, HD Stafford Middle School, parks, and minutes to Newlands Golf & Country Club. Whether you're looking to renovate, hold as an investment property, or build your dream home with stunning mountain views, this is a rare chance to secure a large lot in a sought-after family-friendly neighbourhood. Listing photos are virtually staged.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3128215
Board: F
House/Single Family

23740 FRASER HIGHWAY
Langley
Campbell Valley
V2Z 2K8

Residential Detached
$952,000 (LP)
(SP) M

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,199,000**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**1975**
Frontage(feet):	**100.00**	Bathrooms:	**2**	Age:	**51**
Frontage(metres):	**30.48**	Full Baths:	**2**	Zoning:	**RES**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$4,367.22**
Lot Area (sq.ft.):	**13,068.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.30**	P.I.D.:	**007-693-443**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	**:**				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Septic**
Sewer Type: **City/Municipal** Water Supply: **Well - Drilled**

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

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **8** Covered Parking: **2** Parking Access:
Parking: **Garage; Single**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 3, PLAN NWP19204, SECTION 33, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	**1,764**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,764 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,764 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **2** # of Rooms: **9**

Floor	Type	Dimensions
Main	**Kitchen**	**14'8 x10'**
Main	**Living Room**	**15'8 x13'**
Main	**Dining Room**	**10' x9'6**
Main	**Primary Bedroom**	**18'4 x13'4**
Main	**Bedroom**	**11'9 x11'7**
Main	**Bedroom**	**11'7 x10'3**
Main	**Bedroom**	**10'2 x9'6**
Main	**Laundry**	**6' x4'**
Main	**Kitchen**	**14' x12'**
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Main	**4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **eXp Realty of Canada Inc.** **eXp Realty of Canada Inc.** **eXp Realty of Canada Inc.**

ATTENTION DEVELOPERS & INVESTORS! Exceptional opportunity in sought-after Campbell Valley with future upside and potential to build two homes (buyer to verify with the City). Situated on a private 13,068 SQFT lot set back from Fraser Hwy with access from a parallel road.This beautifully updated 4 bedroom rancher offers an open and functional layout with bright living and dining areas, two stone fireplaces, and French doors leading to a covered patio—perfect for entertaining. Includes a 1-bedroom suite with a separate entrance, ideal as a mortgage helper or for extended family. Enjoy a private, fully fenced South-facing backyard.Future mixed commercial/residential potential (buyer to verify with City of Langley). Conveniently located near major routes, shopping, recreation, and schools.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3165356
Board: F
House/Single Family

17234 JERSEY DRIVE
Cloverdale
Cloverdale BC
V3S 4X5

Residential Detached
$990,000 (LP)
(SP) M

Sold Date:		If new, GST/HST inc?:		Original Price:	**$990,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1975**
Frontage(feet):	**1.00**	Bathrooms:	**3**	Age:	**51**
Frontage(metres):	**0.30**	Full Baths:	**3**	Zoning:	**R3**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$5,174.47**
Lot Area (sq.ft.):	**7,194.00**	Rear Yard Exp:	**West**	For Tax Year:	**2026**
Lot Area (acres):	**0.17**	P.I.D.:	**002-417-588**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations: **Partly** Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: **No**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
Parking: **Open, RV Parking Avail.**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **close** Dist. to School Bus: **close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :sold as is at time of possession**
Fixtures Rmvd: **No :sold as is at time of possession**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 82 SECTION 7 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 45581**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	**1,400**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,400 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,400 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Crawl**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **10**

Floor	Type	Dimensions
Main	**Foyer**	**9'4 x3'2**
Main	**Living Room**	**17'8 x12'10**
Main	**Family Room**	**18'9 x12'**
Main	**Kitchen**	**10'3 x8'10**
Main	**Eating Area**	**8' x7'2**
Main	**Primary Bedroom**	**13' x9'**
Main	**Bedroom**	**13' x10'10**
Main	**Bedroom**	**10' x9'**
Main	**Laundry**	**9' x5'7**
Main	**Other**	**17' x12'**
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**
Main	**4**
Main	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!! Prime rancher one level home located in a great neighbourhood with loads of mature landscaping. a previous owner did a renovation, kitchen, baths, flooring, paint, etc. Home shows great inside and out. You will love the big lot with a large fully fenced rear yard. The garage is partial storage and partial finished for a nanny quarters with a separate entrance. Sit out back on the almost 400 sq/ft covered patio, and enjoy watching your kids play in the backyard. RV or 5th Wheel parking along the side of the home and large driveway parking, there is room for everything. Walking distance to George Greenaway Elementary and Lord Tweedsmuir Secondary and close to all amenities and easy access to 176th and No 10 Hwy.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos
Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3157202
Board: F
House/Single Family

20572 43 AVENUE
Langley
Brookswood Langley
V4A 3C2

Residential Detached
$1,049,900 (LP)
(SP) M

Sold Date:		If new, GST/HST inc?:	**No**	Original Price:	**$1,074,900**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**1972**
Frontage(feet):	**77.00**	Bathrooms:	**3**	Age:	**54**
Frontage(metres):	**23.47**	Full Baths:	**3**	Zoning:	**R-1E**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$4,434.20**
Lot Area (sq.ft.):	**10,164.00**	Rear Yard Exp:		For Tax Year:	**2026**
Lot Area (acres):	**0.23**	P.I.D.:	**004-596-161**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	**Virtual Tour URL**
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Slab**

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Wood** Metered Water: **Yes**
Fuel/Heating: **Forced Air** R.I. Plumbing:
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Driveway Finish: **Concrete**
Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **2 BLKS**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 177 SECTION 35 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 40739**

Amenities: **In Suite Laundry**

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	**1,097**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**700**
Finished Floor (Total):	**1,797 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,797 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **2** # of Rooms: **11**

Floor	Type	Dimensions
Main	**Living Room**	**12'0 x19'0**
Main	**Dining Room**	**9'2 x9'4**
Main	**Kitchen**	**7'9 x9'4**
Main	**Laundry**	**3'2 x9'1**
Main	**Primary Bedroom**	**10'8 x11'11**
Main	**Bedroom**	**8'6 x10'8**
Main	**Bedroom**	**8'6 x10'8**
Bsmt	**Bedroom**	**13'1 x7'5**
Bsmt	**Kitchen**	**10'0 x6'10**
Bsmt	**Dining Room**	**8'0 x5'8**
Bsmt	**Living Room**	**13'6 x16'4**
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**
Main	**3**
Bsmt	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Macdonald Realty (Surrey/152)**

Set on an impressive 10,164 sq ft lot, this Brookswood property offers plenty of space and potential! This 1,100 sq ft rancher features a bright, inviting layout with wide-plank flooring, a cozy wood-burning fireplace and an updated kitchen that opens to the living and dining areas. Walk out to a large covered patio and spacious private backyard, creating an ideal setting for summer entertaining or relaxing outdoors. Bonus- renovated 700 sq ft garden suite includes 1 bedroom and 1 bathroom, offering excellent flexibility for family, guests or home office. A great opportunity in a desirable location, close to schools, shopping and transit!

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos
Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3169019
Board: F
House/Single Family

22931 OLD YALE ROAD
Langley
Campbell Valley
V2Z 2V3

Residential Detached
$1,050,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,050,000**
Meas. Type:	**Feet**	Bedrooms:	**2**	Approx. Year Built:	**1975**
Frontage(feet):	**58.00**	Bathrooms:	**1**	Age:	**51**
Frontage(metres):	**17.68**	Full Baths:	**1**	Zoning:	**RU1**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$5,570.32**
Lot Area (sq.ft.):	**0.00**	Rear Yard Exp:		For Tax Year:	**2026**
Lot Area (acres):	**0.56**	P.I.D.:	**011-416-882**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					
Services Connected:	**Electricity**				
Sewer Type:	**Septic**	Water Supply:	**Well - Drilled**		

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
# of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **10** Covered Parking: **0** Parking Access:
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 1, PLAN NWP9170, SECTION 32, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Workshop Detached**

Site Influences: **Private Setting, Private Yard**
Features:

Finished Floor (Main):	**800**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**800 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**800 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Crawl**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **4**

Floor	Type	Dimensions
Main	**Living Room**	**8'8 x14'1**
Main	**Kitchen**	**9'9 x18'9**
Main	**Primary Bedroom**	**9'1 x13'5**
Main	**Bedroom**	**6'10 x10'5**
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Over Half an Acre out of the ALR just outside of Upper Murrayville. Cute 2 bedroom Rancher with detached outbuilding for storage. Fenced and Private. House has had some updates and could be an excellent starter or rental. Attached mudroom with laundry hookup. Kitchen was recently painted, and flooring and bathrooms were also upgraded. Check with Township of Langley regarding RU-1 Zoning and potential for second dwelling.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos
Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3136831
Board: F
House/Single Family

17360 58A AVENUE
Cloverdale
Cloverdale BC
V3S 1M8

Residential Detached
$1,098,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,174,000**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**1966**
Frontage(feet):	**58.00**	Bathrooms:	**2**	Age:	**60**
Frontage(metres):	**17.68**	Full Baths:	**2**	Zoning:	**RF**
Depth / Size:	**130**	Half Baths:	**0**	Gross Taxes:	**$5,250.71**
Lot Area (sq.ft.):	**8,840.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.20**	P.I.D.:	**011-345-586**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	**Virtual Tour URL**
View:	**No : No View**				
Complex/Subdiv:	**Cloverdale**				
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: **0** Rain Screen: **No**
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Visitor Parking**
Driveway Finish:
Dist. to Public Transit: **1 Blk.** Dist. to School Bus: **1 Blk.**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :Floreclosure**
Fixtures Rmvd: **Yes :Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 4, PLAN NWP8817, PART N1/2, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby, Treed**
Features:

Finished Floor (Main):	**1,100**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**900**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,000 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,000 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **12**

Floor	Type	Dimensions
Main	**Foyer**	**7' x6'**
Main	**Living Room**	**15' x13'**
Main	**Kitchen**	**13'4 x10'2**
Main	**Dining Room**	**10'2 x7'10**
Main	**Primary Bedroom**	**11' x10'6**
Main	**Bedroom**	**13'4 x10'4**
Main	**Bedroom**	**13'4 x9'2**
Main	**Other**	**7' x6'**
Below	**Bedroom**	**12' x10'**
Below	**Recreation Room**	**13' x12'4**
Below	**Utility**	**17' x7'4**
Below	**Bedroom**	**12' x10'**
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Below	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

In the heart of Cloverdale, this 2000 sq.ft 2-storey home sits on a flat 8,840 sq. ft. lot and offers outstanding potential. Featuring 4 bedrooms and 2 bathrooms, it's a great fit for empty nesters, young families, or investors looking to rent while exploring future building options. Property contains accommodation which is not authorized. Enjoy a prime location within walking distance of shops, restaurants, grocery store, medical offices, and nearby public and private schools. Set on a quiet, traffic-controlled dead-end street and surrounded by newer executive homes, this is a rare opportunity to secure a well-located Cloverdale property with excellent long-term potential. 24 hours notice for all showing. Mon. to Sun. 11 a.m. to 4 p.m. Tks Luke

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos
Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3154642
Board: F
House/Single Family

6038 187 STREET
Cloverdale
Cloverdale BC
V3S 7P3

Residential Detached
$1,099,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,099,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1989**
Frontage(feet):	**40.00**	Bathrooms:	**2**	Age:	**37**
Frontage(metres):	**12.19**	Full Baths:	**2**	Zoning:	**R3**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$5,362.98**
Lot Area (sq.ft.):	**7,374.00**	Rear Yard Exp:		For Tax Year:	**2026**
Lot Area (acres):	**0.17**	P.I.D.:	**011-625-015**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	:				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT 79, PLAN NWP78386, PART NW1/4, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features: **Air Conditioning**

Finished Floor (Main):	**1,486**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,486 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,486 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **10**

Floor	Type	Dimensions
Main	**Living Room**	**13' x16'**
Main	**Dining Room**	**13' x10'**
Main	**Kitchen**	**11'6 x10'3**
Main	**Nook**	**8' x5'4**
Main	**Family Room**	**14' x12'**
Main	**Laundry**	**6'10 x6'6**
Main	**Primary Bedroom**	**14' x12'**
Main	**Walk-In Closet**	**8' x6'**
Main	**Bedroom**	**11' x10'**
Main	**Bedroom**	**10' x9'**
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Main	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX Real Estate Services**

Welcome to this cozy rancher-style home offering 3 bedrooms and 2 bathrooms, situated on a spacious 7,370+ sq. ft. lot in a sought-after, family-friendly neighbourhood. Designed for both comfort and style, this home features central air conditioning and a large sundeck, creating the perfect setting to relax and enjoy outdoor living. The fully fenced backyard provides a private retreat ideal for children, pets, entertaining, or quiet evenings at home. Ideally located, you'll enjoy convenient access to parks, recreation facilities, shopping, schools, and everyday amenities.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos
Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3135045
Board: F
House/Single Family

17134 62 AVENUE
Cloverdale
Cloverdale BC
V3S 5R1

Residential Detached
$1,139,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,299,000**
Meas. Type:	**Feet**	Bedrooms:	**6**	Approx. Year Built:	**1979**
Frontage(feet):	**60.00**	Bathrooms:	**3**	Age:	**47**
Frontage(metres):	**18.29**	Full Baths:	**3**	Zoning:	**RF**
Depth / Size:	**120**	Half Baths:	**0**	Gross Taxes:	**$5,135.08**
Lot Area (sq.ft.):	**7,183.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.16**	P.I.D.:	**005-353-581**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	:				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 112, PLAN NWP55319, PART NW1/4, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Finished Floor (Main):	**1,163**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,016**
Finished Floor (Total):	**2,179 sq. ft.**
Unfinished Floor:	**600**
Grand Total:	**2,779 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **2** # of Rooms: **15**

Floor	Type	Dimensions
Main	**Living Room**	**15'7 x14'9**
Main	**Kitchen**	**11'2 x8'1**
Main	**Eating Area**	**11'2 x6'3**
Main	**Dining Room**	**10'8 x9'10**
Main	**Primary Bedroom**	**16' x20'**
Main	**Bedroom**	**9'1 x9'**
Main	**Bedroom**	**9'6 x9'1**
Main	**Bedroom**	**13' x16'**
Bsmt	**Foyer**	**9'4 x6'**
Bsmt	**Family Room**	**18'9 x12'5**
Bsmt	**Kitchen**	**16'11 x7'10**
Bsmt	**Eating Area**	**6'3 x3'6**
Bsmt	**Bedroom**	**12'6 x7'**

Floor	Type	Dimensions
Bsmt	**Bedroom**	**9'7 x 9'**
Bsmt	**Storage**	**11'1 x 10'8**
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Main	**3**
Bsmt	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Green Leaf Realty Ltd.**

Court Order - basement entry on 7,183 sq ft lot walking distance to Cloverdale Athletic Park! hardwood floors, 4 bedrooms up and Primary includes a 3pc ensuite, 2 bedrooms + rec room down with separate entrance. Step outside to enjoy the beautiful, easy to maintain private backyard, fully fenced corner lot with patio, garden shed, and room for boat or small RV. Awesome location walking distance to athletic park & elementary school, transit, shopping, and easy highway access.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3158746
Board: F
House/Single Family

18661 56 AVENUE
Cloverdale
Cloverdale BC
V3S 7Y2

Residential Detached
$1,149,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,149,000**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**1991**
Frontage(feet):	**70.00**	Bathrooms:	**4**	Age:	**35**
Frontage(metres):	**21.34**	Full Baths:	**3**	Zoning:	**R3**
Depth / Size:	**103**	Half Baths:	**1**	Gross Taxes:	**$5,247.48**
Lot Area (sq.ft.):	**7,121.00**	Rear Yard Exp:		For Tax Year:	**2026**
Lot Area (acres):	**0.16**	P.I.D.:	**016-374-860**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	
View:	**No :**				

Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Partly** Reno. Year: **2024**
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Baseboard, Forced Air** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Add. Parking Avail., Open**
Driveway Finish:
Dist. to Public Transit: **CLOSE BY** Dist. to School Bus: **CLOSE BY**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate**

Legal: **LOT 12, PLAN NWP86485, PART SW1/4, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	**1,699**
Finished Floor (Above):	**1,030**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,729 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,729 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Crawl**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **15**

Floor	Type	Dimensions
Main	**Living Room**	**13'3 x16'3**
Main	**Dining Room**	**12'1 x9'7**
Main	**Foyer**	**9'5 x8'2**
Main	**Kitchen**	**11'4 x10'**
Main	**Nook**	**11'4 x7'9**
Main	**Family Room**	**16'4 x14'7**
Main	**Laundry**	**10' x8'6**
Main	**Office**	**14'9 x8'8**
Main	**Living Room**	**10'9 x13'5**
Main	**Bedroom**	**9'1 x10'9**
		x
		x
Above	**Office**	**10'2 x11'2**

Floor	Type	Dimensions
Above	**Primary Bedroom**	**13'11 x 11'11**
Above	**Bedroom**	**9'9 x 11'1**
Above	**Bedroom**	**9'11 x 10'**
Above	**Bedroom**	**12'11 x 11'7**
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Main	**3**
Above	**4**
Above	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX Performance Realty**

Don't miss this move-in ready stunner! Step into soaring vaulted ceilings, a warm fireplace, and a bright dining area that flows into a beautifully renovated kitchen with quartz counters, stainless steel appliances, and a sunny eating nook. The spacious family room with a stone fireplace is perfect for hosting game nights, plus a large laundry/mudroom adds everyday convenience. Upstairs features 4 bedrooms, an office, and 2 full baths. Sliding doors open to a private backyard with an extended covered patio, garden beds, and a generous side yard ideal for RV parking. Make it yours today!

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos
Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3152517
Board: F
House/Single Family

18136 CLAYTONWOOD CRESCENT
Cloverdale
Clayton
V3S 7T5

Residential Detached
$1,196,900 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,233,900**
Meas. Type:	**Feet**	Bedrooms:	**6**	Approx. Year Built:	**1998**
Frontage(feet):	**60.00**	Bathrooms:	**4**	Age:	**28**
Frontage(metres):	**18.29**	Full Baths:	**4**	Zoning:	**RES**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$6,954.77**
Lot Area (sq.ft.):	**10,080.00**	Rear Yard Exp:		For Tax Year:	**2026**
Lot Area (acres):	**0.23**	P.I.D.:	**015-111-172**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	:				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Hot Water** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt, Wood**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail.**
Driveway Finish: **Aggregate**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Laminate**

Legal: **LOT 9, PLAN NWP83047, PART SE1/4, SECTION 17, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Oven - Built In**

Finished Floor (Main):	**1,475**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,461**
Finished Floor (Total):	**2,936 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,936 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Crawl, Fully Finished, Separate Entry**
Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **2** # of Rooms: **13**

Floor	Type	Dimensions
Main	**Living Room**	**20'08 x14'09**
Main	**Dining Room**	**7'11 x12'11**
Main	**Kitchen**	**11'04 x13'00**
Main	**Primary Bedroom**	**13'02 x12'11**
Main	**Bedroom**	**9'11 x11'3**
Main	**Bedroom**	**13'2 x9'3**
Bsmt	**Living Room**	**21'00 x14'03**
Bsmt	**Kitchen**	**19'03 x13'00**
Bsmt	**Primary Bedroom**	**15'10 x11'11**
Bsmt	**Bedroom**	**12'6 x9'8**
Bsmt	**Bedroom**	**13'2 x9'3**
Bsmt	**Laundry**	**9'00 x5'07**
Bsmt	**Foyer**	**14'07 x6'11**

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Below	**3**
Main	**3**
Below	**4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Sutton Premier Realty**

Welcome to this spacious family home in sought-after Cloverdale! Offering over 2,900 sq. ft. of living space, this home features 6 bedrooms and 4 bathrooms, making it ideal for growing families or investors. The main floor offers spacious living and dining areas, a well-appointed kitchen, and a dining area overlooking a huge, fully fenced backyard backing onto a park for added privacy, with a small creek meandering through the property. While the home could benefit from some updating, it presents an excellent opportunity to add value and make it your own. Located on a quiet crescent just a 5-minute drive to the future Clayton SkyTrain Station and close to schools, parks, shopping, and transit. Don't miss this fantastic opportunity to own in one of Cloverdale's most desirable neighbourhoods

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos
Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3151491
Board: F
House/Single Family

17396 62A AVENUE
Cloverdale
Cloverdale BC
V3S 5J1

Residential Detached
$1,199,000 (LP)
(SP) M

Sold Date:		If new, GST/HST inc?:	**No**	Original Price:	**$1,199,000**
Meas. Type:	**Feet**	Bedrooms:	**7**	Approx. Year Built:	**1976**
Frontage(feet):	**60.00**	Bathrooms:	**5**	Age:	**50**
Frontage(metres):	**18.29**	Full Baths:	**5**	Zoning:	**R3**
Depth / Size:	**125.00**	Half Baths:	**0**	Gross Taxes:	**$8,288.67**
Lot Area (sq.ft.):	**7,576.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.17**	P.I.D.:	**003-957-128**	Tax Inc. Utilities?:	**No**
Flood Plain:	**Exempt**			Tour:	
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly** Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Baseboard, Forced Air, Mixed** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **700 Meter** Dist. to School Bus: **900 Meter**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 190 SECTION 7 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 50042**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	**1,321**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**1,305**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,626 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,626 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **4** # of Rooms: **16**

Floor	Type	Dimensions
Main	**Living Room**	**16'8 x11'7**
Main	**Dining Room**	**10'5 x9'5**
Main	**Kitchen**	**10'7 x8'8**
Main	**Primary Bedroom**	**13'3 x10'3**
Main	**Bedroom**	**9'8 x8'8**
Main	**Bedroom**	**9'2 x8'9**
Main	**Bedroom**	**9'8 x8'9**
Below	**Kitchen**	**10'0 x8'0**
Below	**Family Room**	**8'0 x8'0**
Below	**Bedroom**	**9'0 x9'0**
Below	**Kitchen**	**10'0 x8'0**
Below	**Family Room**	**8'0 x9'0**
Below	**Bedroom**	**9'0 x9'0**

Floor	Type	Dimensions
Below	**Kitchen**	**10'0 x 8'0**
Below	**Family Room**	**8'0 x 8'0**
Below	**Bedroom**	**9'0 x 9'0**
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**
Below	**3**
Below	**3**
Main	**3**
Below	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Century 21 Coastal Realty Ltd.** **Century 21 Coastal Realty Ltd.**

CLOVERDALE GEM on a 7,576 SF lot! Renovated home featuring a rare 4-bed, 2-bath upper level—perfect for families. Below offers 3 self-contained 1-bed suites (1+1+1) generating strong mortgage-helping income. Updated with modern finishes and new appliances throughout. Situated on a quiet street backing onto an elementary school and playground, steps to transit, shopping, and amenities. ATTN: Investors and first-time buyers, excellent holding or investment potential. A rare opportunity in a prime, family-friendly location. Call to book your showing today. property sold as is where is. Open House August 15th & 16th, 2:00 - 4:00pm.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

EVOLVE
REAL ESTATE GROUP

Presented by:
Themy Gitersos

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3140965
Board: F
House/Single Family

7299 194A STREET
Cloverdale
Clayton
V4N 6K1

Residential Detached
$1,224,888 (LP)
(SP) M

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,274,888**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**2015**
Frontage(feet):	**29.50**	Bathrooms:	**4**	Age:	**11**
Frontage(metres):	**8.99**	Full Baths:	**3**	Zoning:	**RF9**
Depth / Size:		Half Baths:	**1**	Gross Taxes:	**$6,469.43**
Lot Area (sq.ft.):	**3,410.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.08**	P.I.D.:	**029-216-524**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	:				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Community, Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Heat Pump, Natural Gas** R.I. Plumbing:
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **DetachedGrge/Carport**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 1, PLAN EPP30257, SECTION 22, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	**835**
Finished Floor (Above):	**835**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**910**
Finished Floor (Total):	**2,580 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,580 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **2** # of Rooms: **15**

Floor	Type	Dimensions
Main	**Foyer**	**7'7 x9'1**
Main	**Den**	**8'8 x9'1**
Main	**Kitchen**	**9'4 x14'3**
Main	**Dining Room**	**12'2 x14'8**
Main	**Living Room**	**18'6 x16'1**
Above	**Primary Bedroom**	**12'7 x14'1**
Above	**Walk-In Closet**	**6'7 x5'1**
Above	**Bedroom**	**10'11 x11'6**
Above	**Bedroom**	**10'10 x11'3**
Below	**Bedroom**	**13'2 x9'11**
Below	**Walk-In Closet**	**5' x4'2**
Below	**Bedroom**	**9'10 x8'9**
Below	**Kitchen**	**13'11 x14'5**

Floor	Type	Dimensions
Below	**Mud Room**	**6'10 x 9'1**
Below	**Laundry**	**4'8 x 6'7**
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**4**
Above	**4**
Bsmt	**4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Momentum Realty Inc.** **Momentum Realty Inc.**

Court-ordered sale. Vendor willing to offer financing up to 75% of the purchase price on an open term (no prepayment penalty) with rates from 5.99% for approved deals. Contact us for details. Sold as is, where is. A fantastic opportunity to own a beautifully maintained 5-bedroom, 4-bathroom split-level home in a sought-after, family-friendly neighbourhood. Tucked away on a quiet street with excellent privacy, this home offers a bright and inviting layout. The spacious kitchen is a standout, featuring granite countertops, a large island, and expansive windows that flood the space with natural light—perfect for everyday living and entertaining. Exceptional location with quick access to major highways, shopping, schools, and all amenities.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

Presented by:
Themy Gitersos
Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3142764
Board: F
House/Single Family

7032 195A STREET
Cloverdale
Clayton
V4N 5Z2

Residential Detached
$1,341,900 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:	**Yes**	Original Price:	**$1,420,000**
Meas. Type:	**Feet**	Bedrooms:	**6**	Approx. Year Built:	**2010**
Frontage(feet):	**47.00**	Bathrooms:	**4**	Age:	**16**
Frontage(metres):	**14.33**	Full Baths:	**3**	Zoning:	**R4**
Depth / Size:		Half Baths:	**1**	Gross Taxes:	**$6,954.34**
Lot Area (sq.ft.):	**3,445.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.08**	P.I.D.:	**027-132-960**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	
View:	:				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey w/Bsmt**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :Court Ordered Sale**
Fixtures Rmvd: **Yes :Court Ordered Sale**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 49, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER DISTRICT PLAN BCP31093**

Amenities:

Site Influences: **Central Location**
Features:

Finished Floor (Main):	**1,125**
Finished Floor (Above):	**1,003**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,103**
Finished Floor (Total):	**3,231 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,231 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **2** # of Rooms: **14**

Floor	Type	Dimensions
Main	**Living Room**	**13'8 x12'7**
Main	**Family Room**	**12'2 x10'3**
Main	**Kitchen**	**11'1 x12'2**
Main	**Dining Room**	**10'5 x12'3**
Main	**Eating Area**	**10'7 x11'9**
Main	**Laundry**	**7'1 x5'2**
Above	**Primary Bedroom**	**16'2 x12'1**
Above	**Bedroom**	**12'2 x10'3**
Above	**Bedroom**	**11'1 x10'3**
Above	**Bedroom**	**9'10 x10'8**
Bsmt	**Kitchen**	**13'1 x11'2**
Bsmt	**Living Room**	**12'1 x10'2**
Bsmt	**Bedroom**	**11'7 x10'2**

Floor	Type	Dimensions
Bsmt	**Bedroom**	**12'5 x 10'4**
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**4**
Above	**4**
Bsmt	**4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Skystreet Real Estate Marketing**

Welcome to this well-maintained home in the heart of Clayton! Offering 6 bedrooms, including a 2-bedroom mortgage helper with separate laundry, this home provides excellent flexibility for extended family or rental potential. The main level features soaring ceilings, elegant tile flooring, a bright open-concept layout, spacious living and family areas, and a chef-inspired kitchen with ample storage. Enjoy a generous yard, attached garage, and convenient back lane access. Located close to parks, schools, Clayton Community Centre, shopping, transit, major routes, and the future Surrey-Langley SkyTrain expansion. A great opportunity in one of Surrey's growing communities.Court Ordered Sale

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3156112
Board: F
House/Single Family

19160 69 AVENUE
Cloverdale
Clayton
V4N 0A4

Residential Detached
$1,479,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:	**Yes**	Original Price:	**$1,499,000**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**2008**
Frontage(feet):	**44.03**	Bathrooms:	**4**	Age:	**18**
Frontage(metres):	**13.42**	Full Baths:	**3**	Zoning:	**SFD**
Depth / Size:	**88**	Half Baths:	**1**	Gross Taxes:	**$5,830.11**
Lot Area (sq.ft.):	**3,805.00**	Rear Yard Exp:	**South**	For Tax Year:	**2026**
Lot Area (acres):	**0.09**	P.I.D.:	**026-837-943**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	**Virtual Tour URL**
View:	**No :**				

Complex/Subdiv: **CLAYTON HEIGHT**
First Nation Reserve:
Services Connected: **Community, Electricity, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Hot Water, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: **WALKING** Dist. to School Bus: **WALKING**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 31, PLAN BCP26488, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Fireplace Insert, Garage Door Opener, Security System, Smoke Alarm, Vacuum - Roughed In**

Finished Floor (Main):	**1,089**
Finished Floor (Above):	**1,004**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**1,089**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**3,182 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,182 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **1** # of Rooms: **10**

Floor	Type	Dimensions
Main	**Kitchen**	**8'6 x17'0**
Main	**Family Room**	**16'0 x19'0**
Main	**Dining Room**	**10'0 x6'0**
Main	**Den**	**10'0 x12'0**
Above	**Primary Bedroom**	**15'0 x15'2**
Above	**Bedroom**	**10'4 x17'0**
Above	**Bedroom**	**12'8 x11'2**
Above	**Laundry**	**10'0 x5'9**
Bsmt	**Bedroom**	**9'0 x11'6**
Bsmt	**Recreation Room**	**36'0 x19'0**
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**3**
Above	**4**
Bsmt	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Team 3000 Realty Ltd.**

Welcome to desirable CLAYTON HEIGHTS! Come and see this very SPACIOUS and beautiful 3,182 sf. ft. home on a 3,805 sq. ft lot. This OPEN FLOOR concept home features include a GOURMET entertaining, huge KITCHEN, granite counter tops, SS appliances, Large island, cozy family room with a fireplace, beautiful wainscotting panels, private backyard with easy maintenance. Upstairs features 3 large bedrooms, primary bedroom has a nice soaker tub and his and her sinks. Walk downstairs to your very spacious and fully finished basement with a separate entry and the possibilities are endless. Walk to parks, Hazelgrove elementary, and Clayton Heights secondary schools, shopping and much more. This is such a family oriented neighbourhood!

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.