



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
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Active
R2583258
 Board: F
 House/Single Family

6671 184A STREET
 Cloverdale
 Cloverdale BC
 V3S 9A8

Residential Detached
\$965,000 (LP)
 (SP)



Sold Date: Frontage (feet): **27.90** Original Price: **\$989,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2000**
 Depth / Size: **89.0** Bathrooms: **4** Age: **21**
 Lot Area (sq.ft.): **2,487.00** Full Baths: **3** Zoning: **RES**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,290.05**
 Rear Yard Exp: **West** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **024-056-936**
 Tour: **Virtual Tour URL**

View: **No**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:

Metered Water:

Total Parking: **1** Covered Parking: **0** Parking Access: **Lane, Rear**
 Parking: **Add. Parking Avail., Open**

Dist. to Public Transit: **2 BLKS** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: Appliances not included**
 Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**

Legal: **LOT 146, PLAN LMP36872, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Shared Laundry, Storage**

Site Influences: **Central Location, Greenbelt, Lane Access, Paved Road, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 12'	Bsmt	Laundry	10' x 4'			x
Main	Dining Room	14'7 x 8'			x			x
Main	Eating Area	9'6 x 7'3			x			x
Main	Kitchen	16'8 x 9'9			x			x
Main	Family Room	12'8 x 10'11			x			x
Above	Master Bedroom	13'11 x 13'5			x			x
Above	Bedroom	10'9 x 9'6			x			x
Above	Bedroom	13'9 x 9'11			x			x
Bsmt	Flex Room	19'1 x 10'8			x			x
Bsmt	Bedroom	13'10 x 9'4			x			x

Finished Floor (Main):	839	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	734	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	826	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	2,399 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	5				Grg Dr Ht:
Grand Total:	2,399 sq. ft.	Basement: Full	6				
		Beds not in Basement: 3	7				
			8				

Listing Broker(s): **Sutton Group-West Coast Realty**

2 storey plus basement home with 4 bdrms & 3 1/2 baths. Central location near schools, parks, and walking distance to shopping. Quiet neighborhood yet easy access to major highway routes. No exterior basement entry.



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Active
R2592103
 Board: F
 House/Single Family

17438 64 AVENUE

Cloverdale
 Cloverdale BC
 V3S 1Y9

Residential Detached

\$1,350,000 (LP)

(SP)



Sold Date: Frontage (feet): **60.00** Original Price: **\$1,350,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1976**
 Depth / Size: **120.5** Bathrooms: **2** Age: **45**
 Lot Area (sq.ft.): **7,232.00** Full Baths: **2** Zoning: **RF**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,959.54**
 Rear Yard Exp: For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **003-956-903**
 Tour:

View: :

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood, Other**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **6** Covered Parking: Parking Access: **Lane**
 Parking: **Open**
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **2 BLOCKS**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**

Legal: **LOT 163 PLAN NWP50042 PART1 NE SECTION 7 TOWNSHIP 8 LAND DISTRICT 36 EXCEPT PLAN PART ROAD ON BCP11633**

Amenities:

Site Influences: **Lane Access**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 14'	Below	Bedroom	9' x 9'			x
Main	Dining Room	8' x 10'	Below	Laundry	9' x 8'			x
Main	Kitchen	9' x 11'			x			x
Main	Bedroom	10' x 14'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Bedroom	9' x 9'			x			x
Below	Living Room	11' x 12'			x			x
Below	Kitchen	9' x 9'			x			x
Below	Bedroom	11' x 11'			x			x
Below	Bedroom	10' x 11'			x			x

Finished Floor (Main):	1,000	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below):	1,000	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3			No	Pool:
Finished Floor (Total):	2,000 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 6	5			No	Grg Dr Ht:
Unfinished Floor:	0	Basement: Full	6			No	
Grand Total:	2,000 sq. ft.		7			No	
			8			No	

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

Royal LePage - Wolstencroft

Welcome to this fantastic home in Cloverdale on a 7232 sq.ft. Lot with back lane access and a large driveway! Buy to live in or as a great investment property! This home is located just steps away from transit, Save on foods, London Drugs, restaurants, Cloverdale Athletic Park, George Greenaway Elementary and so much more! This home offers 3 bedrooms on the main floor with a full bathroom, along with a 3 bedroom suite below, totaling at 6 bedroom, 2 bathrooms, 2 kitchens, covered (shareable) laundry and detached shed. Come take a look before its gone!



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Active
R2568936
 Board: F
 House/Single Family

18742 72 AVENUE

Cloverdale
 Clayton
 V4N 1M9

Residential Detached

\$7,000,000 (LP)

(SP)



Sold Date: Frontage (feet): **148.20** Original Price: **\$8,000,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1995**
 Depth / Size: **287.9** Bathrooms: **3** Age: **26**
 Lot Area (sq.ft.): **42,753.15** Full Baths: **3** Zoning: **RA**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$13,395.78**
 Rear Yard Exp: For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-398-644**
 Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas**

Sewer Type: **Other**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Wood**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Garage; Triple, RV Parking Avail.**

Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PARCEL A, PLAN NWP3599, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, PORTION (REF 8697) OF LOT 2**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'6"	Above	Bedroom	11' x 10'			x
Main	Dining Room	15' x 11'6"			x			x
Main	Kitchen	17'8' x 13'3"			x			x
Main	Nook	11'3' x 10'			x			x
Main	Foyer	15'8' x 13'5"			x			x
Main	Family Room	25' x 15'6"			x			x
Main	Laundry	11'6' x 6'			x			x
Above	Master Bedroom	15' x 17'			x			x
Above	Bedroom	14'2' x 12'			x			x
Above	Bedroom	14' x 10'			x			x

Finished Floor (Main):	1,618	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,503	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	4	No	Pool:
Finished Floor (Total):	3,121 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	3,121 sq. ft.	Beds not in Basement: 4	7				
			8				

Listing Broker(s): **RE/MAX Dream Home Realty**

Great development property in fast developing Clayton. PLA is already approved by the City along with adjacent property. Buyer to verify all development and servicing details with City.