



Presented by:
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Active
R2165174
Board: F
House/Single Family

6477 189 STREET

Cloverdale
Cloverdale BC
V3S 8V4

Residential Detached

\$899,800 (LP)
(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$1,100,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2003
Depth / Size:	Bathrooms:	5	Age: 14
Lot Area (sq.ft.): 6,027.00	Full Baths:	5	Zoning: RES
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,414.39
Rear Yard Exp:			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 025-411-250
			Tour:

View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Concrete, Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

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

Total Parking: Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **PL LMP53848 LT 4 LD 36 SEC 16 TWP 8**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'	Bsmt	Kitchen	12'6 x 32'6			x
Main	Dining Room	11'6 x 11'8	Bsmt	Bedroom	11' x 11'			x
Main	Kitchen	13' x 16'	Bsmt	Bedroom	11' x 11'			x
Main	Family Room	13' x 14'	Bsmt	Games Room	11' x 17'			x
Main	Den	11' x 13'			x			x
Main	Laundry	5' x 6'			x			x
Above	Master Bedroom	13' x 16'			x			x
Above	Bedroom	11' x 11'			x			x
Above	Bedroom	11' x 11'			x			
Above	Bedroom	11'8 x 11'8			x			

Finished Floor (Main):	1,294	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,220	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	1,200	Suite: Legal Suite	3	Above	3	No	Pool:
Finished Floor (Total):	3,714 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	No	Garage Sz:
		Beds in Basement: 2	5	Above	3	No	Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	3,714 sq. ft.		7				
			8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, 3 level home, 4 bedrooms up, finished basement, 2 bedroom suite with separate laundry. TLC required. Court Date: October 25th- 651 Carnarvon St, New Westminster-Court Room 418-9:45am. Next showing only Saturday, October 14th 2-4pm