



Presented by:
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 Keller Williams Black Diamond
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Cloverdale, Cloverdale BC

MLS# F1432068

Residential Detached

5455 186TH ST, V3S 8L5

Active



List Price:	\$949,900	Previous Price:	\$959,900
		Original Price:	\$969,900
Complex/Subdiv: HUNTER PARK			
Frontage:	27.27 ft	Bedrooms:	4
Depth/Size:		Bathrooms:	4
Lot Area SqFt:	16,261	Full Baths:	3
Rear Yard Exp:	W	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	SF
View:	Y - PARK		
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water		
PID:	018-240-208	Type:	House/Single Family
Approx Yr Blt:	1994	Age at List Date:	21
Taxes:	\$5,185 (2014)		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	9	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Triple, RV Parking Avail.		
Exterior:	Mixed, Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Wood	Possession:		Dist to School Bus:	
Renovations:	Partly	Title to Land:	Freehold NonStrata		
Flooring:	Hardwood, Mixed, Tile	Seller's Interest:	Court Ordered Sale		
Water Supply:	City/Municipal	Mortgage Info:	\$0		
Heat/Fuel:	Electric, Radiant, Natural Gas				
No. of Fireplaces:	3	Property Disclosure:	N - COURT ORDERED SALE		
Fireplace Fuel:	Gas - Natural	Out Buildings:			
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL LMP10274 LT 7 LD 36 SEC 4 TWP 8
 Amenities:
 Site Influences: Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 13'	Main F.	Foyer	13' X 10'8"			X
Main F.	Dining	16' X 12'	Above	Bedroom	18' X 11'6"			X
Main F.	Kitchen	14' X 13'	Above	Bedroom	15' X 12'8"			X
Main F.	Eating Area	11'8" X 10'	Above	Walk-In Closet	10'8" X 5'6"			X
Main F.	Family Room	16' X 16'	Bsmt	Recreation Room	26' X 20'			X
Main F.	Games Room	18'6" X 15'	Bsmt	Bedroom	16' X 14'			X
Main F.	Den	15' X 13'7"	Bsmt	Walk-In Closet	10'10" X 5'6"			X
Main F.	Master Bedroom	16' X 13'6"	Bsmt	Den	17'4" X 10'4"			X
Main F.	Walk-In Closet	8' X 6'6"	Bsmt	Other	35' X 12'			
Main F.	Laundry	9'6" X 7'6"	Bsmt	Other	18' X 13'			

Floor Area (SqFt):		Total # Rooms:	20	Bathrooms	1 5 Piece; Ensuite: Y; Level: Main F.
Main Floor Area SqFt:	2,956	# Kitchens:	1		2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	740	Finished Levels:	3		3 4 Piece; Ensuite: Y; Level: Below
Finished Floor Down:	1,639	Crawl/Bsmt Height:			4 3 Piece; Ensuite: Y; Level: Bsmt
Finished Floor Bsmt SqFt:	0	Basement Area:	Full, Partly Finished		5
Total Finished Floor SqFt:	5,335				6
Unfinished Floor:	690	Suite:	None		7
Grand Total Floor Area:	6,025				8

Listing Broker(s): RE/MAX Crest Realty

Stunning attention to detail in this WR Daniels designed home situated on a gently sloping spectacular 1/2 acre Gross density view lot located next to a park. Bright and spacious home just ideal for those who love to entertain. Wet bar, outdoor fireplace, inground sprinkler system and a walk-out basement are just a few of the features. Large master bedroom located on the ground floor. 3 car garage and room to park your RV as well. Open Sunday, March 22nd, 2-4pm.



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Cloverdale, Clayton **MLS# F1432101** Residential Detached
18558 74TH AV, V4N 3G5 **Active**



List Price:	\$1,975,000	Previous Price:	\$2,175,000
		Original Price:	\$2,175,000
Complex/Subdiv:			
Frontage:	277.00 ft	Bedrooms:	6
Depth/Size:	314 (1.997)	Bathrooms:	4
Lot Area SqFt:	87,000	Full Baths:	4
Rear Yard Exp:	S	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	No
Flood Plain:	No	Zoning:	RA
View:	N		
Serv. Connected:	Electricity, Natural Gas, Storm Sewer, Septic		
PID:	007-529-902	Type:	House with Acreage
Approx Yr Blt:	9999	Age at List Date:	999
Taxes:	\$7,260 (2014)		

Style of Home:	Carriage/Coach House, 2 Storey w/Bsmt.	Total Parking:	10	Covered Parking:	4
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Det.Grge/Carport		
Exterior:	Vinyl, Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Asphalt			Possession:	
Renovations:		Reno Year:	9999	Title to Land:	Freehold NonStrata
Flooring:	Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - Court ordered sale.
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL 21329 LTB LD36 SEC21 TWP8
Amenities:	
Site Influences:	Paved Road, Central Location
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 18'6	Above	Master Bedroom	15' X 13'			X
Main F.	Dining	14' X 14'	Below	Recreation Room	14' X 20'			X
Main F.	Kitchen	18'6 X 14'	Below	Bedroom	14' X 18'			X
Main F.	Family Room	10'9 X 14'	Below	Storage	20' X 21'			X
Main F.	Den	14' X 16'						X
Main F.	Bedroom	11'6 X 16'						X
Main F.	Laundry	12' X 11'						X
Above	Bedroom	12' X 11'						X
Above	Bedroom	11' X 10'						
Above	Bedroom	12' X 11'						

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	2,000	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,000	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	3	4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	1,500	4	4 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt:	4,500	5	
		6	
Unfinished Floor:	400	7	
Grand Total Floor Area:	4,900	8	

Listing Broker(s): RE/MAX Treeland Realty, RE/MAX Treeland Realty

Clayton West NCP. 2 Acre future development site. Nice square property, no water courses. Gas line Right of Way along southern property line. Large solid home containing unauthorized suite. House needs some TLC. All measurements approx. Building area approximate 1.66 acres, remainder is gas line Right Of Way of approximate .4 acre. City says it wants the ROW for park/green space.