

Presented by:
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Cloverdale, Cloverdale BC
6231 171A ST, V3S 5S3

MLS# F1425115

Residential Detached
Active



List Price: \$469,000

Complex/Subdiv:

Frontage:	60.00 ft	Bedrooms:	3	PID:	005-218-802
Depth/Size:	125	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	7586.00	Full Baths:	1	Approx Yr Blt:	1979
Rear Yard Exp:		Half Baths:	2	Age at List Date:	35
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,605 (2014)
Flood Plain:	Exempt	Zoning:	RES		
View:	Y - Mountains				
Serv. Connected:	Water, Electricity, Natural Gas, Sanitary Sewer				

Style of Home:	Basement Entry	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Double		
Exterior:	Wood, Stucco				
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	3 blocks	Dist to School Bus:
Type of Roof:	Asphalt		Possession:		
Renovations:		Reno Year:	Title to Land:	Freehold NonStrata	
Flooring:	Laminate, Mixed, Tile		Seller's Interest:	Court Ordered Sale	
Water Supply:	City/Municipal		Mortgage Info:	\$0	
Heat/Fuel:	Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:	N - Court Ordered Sale. As is Where is	
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 54083 LT 144 LD 36 SEC 7 TWP 8 PART NW 1/4 TERMS: AS IS WHERE IS, CASH FOR CLEAR
 Amenities:
 Site Influences: Private Setting, Recreation Nearby, Shopping Nearby, Central Location, Cul-de-Sac
 Features Incl: Other - See Remarks

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'10 X 15'			X			X
Main F.	Dining	11' X 9'3			X			X
Main F.	Kitchen	17'6 X 9'			X			X
Main F.	Master Bedroom	11'10 X 11'3			X			X
Main F.	Bedroom	10'5 X 9'8			X			X
Main F.	Bedroom	11' X 10'6			X			X
Bsmt	Family Room	21' X 16'			X			X
Bsmt	Laundry	15' X 10'10			X			X
		X			X			
		X			X			

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Main Floor Area SqFt:	1,347	# Kitchens:	1	1	2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:		3	2 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt:	600	Basement Area:	Full, Partly Finished	4	
Total Finished Floor SqFt:	1,947			5	
		Suite:	None	6	
Unfinished Floor:	0			7	
Grand Total Floor Area:	1,947			8	

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

Foreclosure Property. Great for investors or first time buyers. Huge 7500 plus sq ft lot. 3 bdrms and 1 1/2 baths upstairs and rec room and 2 piece washroom downstairs. Private backyard with deck, patio and a hot tub in a gazebo. House is in a quiet cul-de-sac. Quite open and spacious. Kitchen in good condition. Double garage. Bsmt is partially finished, bring your ideas to complete it. Some TLC required. Close to amenities, school and park. Call today to view.

Tax Report - 6231 171A Street
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	8073793027	Property ID	005-218-802
Property Addr	6231 171A ST				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	041-CLOVERDALE				
Area	F40-Cloverdale				
Sub Area	F41-Cloverdale BC			More PID's	
Gross Taxes	\$2604.65	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

206-10631 NO. 3 RD
RICHMOND BC

V7A 4L8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
54083	144			36	7	8		
Legal Description PL 54083 LT 144 LD 36 SEC 7 TWP 8								

Land & Building Information

Width	Depth	Lot Size	7586 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1960 MODERN ST	Zoning	SINGLE FAMILY RESIDENTIAL ZONE
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$380,000	Gross Land	\$380,000	Gross Land	\$380,000
Improvement	\$70,700	Gross Improve	\$70,700	Gross Improve	\$70,700
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$450,700	Municipal Total	\$450,700	School Total	\$450,700

Sale History Information

Date	Price	Document #	Type of Sales Transaction
11/30/2005	\$373,000	BX589799	IMPRV SINGLE PROP CASH TRANSAC
05/28/1987	\$90,000	AA95772E	IMPRV SINGLE PROP CASH TRANSAC
06/15/1980	\$75,000	S52993E	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 1:31 PM

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Cloverdale, Cloverdale BC
5455 186TH ST, V3S 8L5

MLS# F1432068

Residential Detached
Active



List Price: \$969,900

Complex/Subdiv: HUNTER PARK

Frontage: 27.27 ft	Bedrooms: 4	PID: 018-240-208
Depth/Size: 16261.00	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: W	Full Baths: 3	Approx Yr Blt: 1994
Rear Yard Exp: Feet	Half Baths: 1	Age at List Date: 21
Meas Type: No	If New GST/HST Incl: SF	Taxes: \$5,185 (2014)
Flood Plain: Y - PARK		
View: Y - PARK		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

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 School Bus:
Type of Roof: Wood	Possession:	
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	R/I Fireplaces: 1	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
Main Floor Area SqFt: 2,956		# Kitchens: 1	1 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 740		Finished Levels: 3	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 1,639		Crawl/Bsmt Height:	3 4 Piece; Ensuite: Y; Level: Below
Finished Floor Bsmt SqFt: 0		Basement Area: Full, Partly Finished	4 3 Piece; Ensuite: Y; Level: Bsmt
Total Finished Floor SqFt: 5,335			5
			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.

Tax Report - 5455 186TH Street
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	8043060058	Property ID	018-240-208
Property Addr	5455 186TH ST				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	041-CLOVERDALE				
Area	F40-Cloverdale				
Sub Area	F41-Cloverdale BC			More PID's	
Gross Taxes	\$5184.53	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

5455 186 ST
SURREY BC

V3S 8L5

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMP10274	7			36	4	8		
Legal Description PL LMP10274 LT 7 LD 36 SEC 4 TWP 8								

Land & Building Information

Width	Depth	Lot Size	16261 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	0167	Zoning	HALF ACRE RESIDENTIAL GROSS DE

BCAA Data Updated - 03/04/14

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$575,000	Gross Land	\$575,000	Gross Land	\$575,000
Improvement	\$424,000	Gross Improve	\$424,000	Gross Improve	\$424,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$999,000	Municipal Total	\$999,000	School Total	\$999,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/28/2006	\$858,000	BA111641	IMPRV SINGLE PROP CASH TRANSAC
07/22/1993	\$163,000	BG260206	IMPRV SINGLE PROP CASH TRANSAC
05/07/1993		BG156267	REJECT NOT SUITED SALE ANALYSIS

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Cloverdale, Clayton

MLS# F1432101

Residential Detached

18558 74TH AV, V4N 3G5

Active



List Price: \$2,175,000

Complex/Subdiv:

Frontage:	277.00 ft	Bedrooms:	6	PID:	007-529-902
Depth/Size:	314 (1.997A)	Bathrooms:	4	Type:	House with Acreage
Lot Area SqFt:	87000.00	Full Baths:	4	Approx Yr Blt:	9999
Rear Yard Exp:	S	Half Baths:	0	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:	No	Taxes:	\$7,260 (2014)
Flood Plain:	No	Zoning:	RA		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Storm Sewer, Septic				

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 School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:	9999	Title to Land:	Freehold NonStrata
Flooring:	Mixed	Seller's Interest:	Court Ordered Sale	Mortgage Info:	\$0
Water Supply:	City/Municipal	Property Disclosure:	N - Court ordered sale.		
Heat/Fuel:	Forced Air	Out Buildings:			
No. of Fireplaces:	1	R/I Fireplaces:			
Fireplace Fuel:	Gas - Natural				
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			X
Main F.	Bedroom	11'6" X 16'			X			X
Main F.	Laundry	12' X 11'			X			X
Above	Bedroom	12' X 11'			X			X
Above	Bedroom	11' X 10'			X			
Above	Bedroom	12' X 11'			X			

Floor Area (SqFt):		Total # Rooms:	14	Bathrooms	
Main Floor Area SqFt:	2,000	# Kitchens:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,000	Finished Levels:	3	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:	8'	3	4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	1,500	Basement Area:	Full, Partly Finished	4	4 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt:	4,500			5	
		Suite:	Unauthorized Suite	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 home containing unauthorized suite. All measurements approx.

Tax Report - 18558 74TH
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	8212910027	Property ID	007-529-902
Property Addr	18558 74TH				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	042-CLAYTON HILL/EAST CLOVERDALE				
Area	F40-Cloverdale				
Sub Area	F43-Clayton				
Gross Taxes	\$7259.55	(2014)			
Tax Amount Updated - 12/11/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

18558 74 AVE
SURREY BC

V4N 6C2

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
21329	B			36	21	8		
Legal Description		PL 21329 LT B LD 36 SEC 21 TWP 8						

Land & Building Information

Width	Depth	Lot Size	2 ACRES
Land Use	Actual Use	2AC PLUS SIN FAM DWLL DUP	
BCA Description	2 ST SFD AFTER 1930 SEMICUSTO	Zoning	ONE ACRE RESIDENTIAL ZONE
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$1,087,000	Gross Land	\$1,087,000	Gross Land	\$1,087,000
Improvement	\$353,000	Gross Improve	\$353,000	Gross Improve	\$353,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$1,440,000	Municipal Total	\$1,440,000	School Total	\$1,440,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
12/07/2005	\$375,000	BX72744	REJECT NOT SUITED SALE ANALYSIS
04/15/2005	\$669,000	BX225086	IMPRV SINGLE PROP CASH TRANSAC
10/16/1991	\$84,200	BE271806	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	1:31 PM
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