



Presented by:
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Active
R2024685

Board: F
 House/Single Family

18779 66 AVENUE

Cloverdale
 Cloverdale BC
 V3S 0T1

Residential Detached

\$675,000 (LP)

(SP)



Sold Date:	Frontage (feet):	40.00	Original Price: \$675,000
Depth / Size (ft.): 86	Bedrooms:	3	Approx. Year Built: 2003
Lot Area (sq.ft.): 3,438.00	Bathrooms:	3	Age: 13
Flood Plain: No	Full Baths:	2	Zoning: CD
Rear Yard Exp: North	Half Baths:	1	Gross Taxes: \$3,298.00
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 025-459-872

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

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **8 BLKS**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL BCP629 LT 35 LD 36 SEC 16 TWP 8**

Amenities:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'8 x 12'4			x			x
Main	Great Room	13'6 x 17'2			x			x
Main	Dining Room	13'4 x 11'6			x			x
Above	Walk-In Closet	7'6 x 6'10			x			x
Above	Master Bedroom	17'2 x 13'4			x			x
Above	Bedroom	13' x 13'			x			x
Above	Bedroom	15' x 10'3			x			x
Above	Foyer	16'5 x 11'4			x			x
Above	Laundry	7'7 x 5'2			x			x
		x			x			

Finished Floor (Main): **930**
 Finished Floor (Above): **1,090**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,020 sq. ft.**
 Unfinished Floor: **930**
 Grand Total: **2,950 sq. ft.**

of Rooms: **9**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Full, Unfinished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	5	Yes
3	Above	4	No
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz: **20'8 x 18'8**
 Door Height: **9'**

Listing Broker(s): **KA & Associates Real Estate Lt**

Vesta quality built home, two level and unfinished basement with its own entry. Great room plan open an airy, 9 foot main floor ceilings, generous sized kitchen with pantry, large countertop and island, extensive use of wainscoting, window trims and casting on main floor. Up are three bedrooms, large open area and laundry. Basement roughed in.



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Active
R2027549

Board: F
 House/Single Family

7192 177A STREET

Cloverdale
 Cloverdale BC
 V3S 7V3

Residential Detached

\$879,000 (LP)

(SP)



Sold Date:	Frontage (feet):	52.00	Original Price: \$879,000
Depth / Size (ft.):	Bedrooms:	5	Approx. Year Built: 2011
Lot Area (sq.ft.): 11,958.00	Bathrooms:	5	Age: 5
Flood Plain: No	Full Baths:	4	Zoning: CD-1
Rear Yard Exp:	Half Baths:	1	Gross Taxes: \$4,626.66
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?: No			Tax Inc. Utilities?: No
			P.I.D.: 028-017-749

View: :
 Complex / Subdiv:
 Services Connected: **Community, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces: **0**

Total Parking: Covered Parking: **2** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Double**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Mixed**

Legal: **PL BCP42064 LT 49 LD 36 SEC 17 TWP 8**

Amenities:

Site Influences: **Cul-de-Sac, Greenbelt**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	17' x 14'10"	Main	Foyer	11'4' x 11'4'			x
Above	Bedroom	12'8' x 12'6"	Below	Gym	15'6' x 14'6"			x
Above	Bedroom	11'10' x 14'	Below	Utility	15'6' x 11'6"			x
Main	Living Room	14' x 13'6"	Bsmt	Bedroom	11' x 11'			x
Main	Dining Room	0' x 0'	Bsmt	Bedroom	12' x 11'			x
Main	Kitchen	14' x 15'6"	Bsmt	Recreation	12' x 16'			x
Main	Family Room	15'6' x 14'			x			x
Main	Nook	11'4' x 12'			x			x
Main	Den	20' x 12'10"			x			
Main	Storage	6'2' x 7'10"			x			

Finished Floor (Main): **1,739**
 Finished Floor (Above): **1,080**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,325**
 Finished Floor (Total): **4,144 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **4,144 sq. ft.**

of Rooms: **16**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **2** Beds not in Basement: **3**
 Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Above	4	Yes
2	Above	4	Yes
3	Above	6	No
4	Main	2	No
5	Below	4	No
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz: **21x20**
 Door Height:

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

4 year old Custom built by European craftsman. Grand entrance with high ceilings and open staircase. Upstairs has three large bedrooms all with en-suite baths. Fully finished basement may be converted to in-law residence. Too many features to list. 11,958 sq. ft. cul-de-sac lot. Pics and video tour to follow on January 26th. Property being sold on an "AS IS-WHERE IS" basis. OPEN HOUSE FEBRUARY 6 2/4 pm.