



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
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Active
R2713972
 Board: F
 House/Single Family

19374 72A AVENUE

Cloverdale
 Clayton
 V4N 5X9

Residential Detached

\$1,186,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,299,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2008**
 Frontage(feet): **39.00** Bathrooms: **4** Age: **14**
 Frontage(metres): **11.89** Full Baths: **3** Zoning: **RES**
 Depth / Size: **91** Half Baths: **1** Gross Taxes: **\$5,620.31**
 Lot Area (sq.ft.): **3,617.00** Rear Yard Exp: For Tax Year: **2022**
 Lot Area (acres): **0.08** P.I.D.: **026-926-822** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour:
 View: **No :**
 Complex/Subdiv: **Wyndham Lane**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces: **0**
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **3** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Garage; Double**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Tile**

Legal: **LOT 21, PLAN BCP27707, SECTION 22, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
 Features:

Finished Floor (Main):	1,163	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,013	Main	Den	10'0 x 12'0	Below	Bedroom	12'4 x 12'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	11'8 x 14'3	Below	Bedroom	10'6 x 12'8	Main 2
Finished Floor (Below):	1,152	Main	Laundry	4'10 x 8'0	Below	Bedroom	10'0 x 10'0	Above 4
Finished Floor (Basement):	0	Main	Kitchen	13'2 x 14'0	Below	Bar Room	12'6 x 12'8	Above 3
Finished Floor (Total):	3,328sq. ft.	Main	Eating Area	6'0 x 7'2			x	Below 3
Unfinished Floor:	0	Main	Family Room	13'0 x 17'8			x	
Grand Total:	3,328sq. ft.	Above	Bedroom	9'5 x 10'3			x	
		Above	Bedroom	9'3 x 10'0			x	
		Above	Bedroom	10'4 x 11'9			x	
		Above	Master Bedroom	13'6 x 15'3			x	
		Above	Walk-In Closet	4'8 x 8'10			x	
		Below	Kitchen	8'0 x 16'0			x	
		Below	Living Room	14'4 x 13'6			x	

Suite: **Other**
 Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**
 # of Kitchens: **2** # of Rooms: **17**

Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

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

Court Ordered Sale, property located at Clayton Heights. 3 level home, 4 bedrooms up, main floor with high ceilings, family room on main with gas fireplace, kitchen with island and granite countertop, den on main and powder room. 3 bedroom suite in basement with own entry. OPEN HOUSE SATURDAY NOVEMBER 5 FROM 1 TO 3



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Active
R2731209
 Board: F
 House/Single Family

18366 CLAYTONWOOD CRESCENT

Cloverdale
 Cloverdale BC
 V3S 7N4

Residential Detached

\$1,299,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,299,900**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1988**
 Frontage(feet): **64.34** Bathrooms: **3** Age: **34**
 Frontage(metres): **19.61** Full Baths: **2** Zoning: **SFR**
 Depth / Size: **126.71** Half Baths: **1** Gross Taxes: **\$4,800.44**
 Lot Area (sq.ft.): **7,080.00** Rear Yard Exp: For Tax Year: **2022**
 Lot Area (acres): **0.16** P.I.D.: **008-857-270** Tax Inc. Utilities?: **No**
 Flood Plain: Tour:
 View: **No :**
 Complex/Subdiv: **Claytonhills**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water: **Yes**
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Open**
 Driveway Finish:
 Dist. to Public Transit: **1.5 blks** Dist. to School Bus: **2 blks**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed, Carpet**

Legal: **LOT 7, PLAN NWP76095, PART SE1/4, SECTION 17, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,189	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	955	Main	Living Room	12'10 x 18'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'3 x 10'			x	Above 4
Finished Floor (Below):	0	Main	Kitchen	18'6 x 12'5			x	Above 4
Finished Floor (Basement):	0	Main	Flex Room	15' x 13'9			x	Main 2
Finished Floor (Total):	2,144sq. ft.	Main	Den	9' x 9'			x	
Unfinished Floor:	0	Main	Laundry	6'2 x 6'6			x	
Grand Total:	2,144sq. ft.	Above	Master Bedroom	17'10 x 14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12' x 9'2			x	
		Above	Bedroom	12' x 9'2			x	
		Above	Games Room	16' x 14'8			x	
Suite: None				x			x	
Basement: Crawl				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

2 Storey home with 3 bedrooms PLUS large Games Room upstairs, Traditional floorplan on the Main with Formal Living room and gas fireplace, dining room, large kitchen, eating area and Family Room. Den on the main as well. Sliding doors lead to large fence yard. Centrally located in Cloverdale on a quiet street in Clayton Hills. Walkable to Don Christian Elem. and Lord Tweedsmuir Secondary School. Walk to shops, restaurants, future Skytrain, and nature trails.