



Presented by:

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Royal LePage - Wolstencroft

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Active
R2835216
Board: F
House/Single Family

7379 194A STREET

Cloverdale
Clayton
V4N 5Y2

Residential Detached

\$1,499,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,499,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2012**
Frontage(feet): **34.24** Bathrooms: **5** Age: **12**
Frontage(metres): **10.44** Full Baths: **4** Zoning: **RF-9C**
Depth / Size: Half Baths: **1** Gross Taxes: **\$5,957.86**
Lot Area (sq.ft.): **4,279.00** Rear Yard Exp: **West** For Tax Year: **2023**
Lot Area (acres): **0.10** P.I.D.: **028-767-110** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt., Carriage/Coach House**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Rear, Side**
Parking: **Garage; Double, Open**
Driveway Finish:
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **4 blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 6 SECTION 22 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP50063 EXCEPTPLAN EPP56288**

Amenities:

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

Features:

Finished Floor (Main):	1,073	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	768	Main	Great Room	15'3 x 32'2	Abv Main 2	Bedroom	0'0 x 0'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Bsmt	Den	8'0 x 9'0	Abv Main 2	Kitchen	0'0 x 0'0	Main 2
Finished Floor (Below):	0	Main	Kitchen	11'8 x 17'0	Abv Main 2	Living Room	0'0 x 0'0	Above 5
Finished Floor (Basement):	1,093	Main	Laundry	5'11 x 19'6			x	Above 3
Finished Floor (Total):	2,934sq. ft.	Above	Primary Bedroom	14'3 x 12'9			x	Bsmt 3
Unfinished Floor:	0	Above	Bedroom	10'8 x 9'7			x	Abv Main 2 3
Grand Total:	2,934sq. ft.	Above	Bedroom	10'8 x 9'7			x	
Flr Area (Det'd 2nd Res):	544sq. ft.	Bsmt	Living Room	12'1 x 9'1			x	
Suite: Legal Suite, Unauthorized Suite		Bsmt	Kitchen	12'1 x 8'0			x	
Basement: Fully Finished, Separate Entry		Bsmt	Bedroom	10'8 x 8'4			x	
		Bsmt	Bedroom	10'8 x 9'0			x	
		Bsmt	Recreation Room	10'8 x 23'4			x	
		Bsmt	Laundry	17'2 x 5'4			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **3** # of Rooms: **16**

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

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

Centrally located in Clayton Heights on the border of Surrey and Langley, this is an excellent opportunity for your primary residence and/or to generate solid rental income. The home includes a two bedroom suite in the basement w/ separate entry plus a one bedroom legal suite in the coach home; each with their own laundry. This corner lot with rear and side laneway access has an abundance of parking available. The main house features open concept living w/ a den on the main level and 3 bedrooms upstairs. There is a rec room for the family in the basement in addition to the two bedroom suite. Low maintenance yard. Close to all levels of schools, parks and every amenity you need.