



Presented by:  
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**Active**  
**R2009592**

Board: F  
 House/Single Family

**5755 168 STREET**

Cloverdale  
 Cloverdale BC  
 V3S 3X5

Residential Detached

**\$789,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>58.90</b>	Approx. Year Built:	<b>2005</b>
Depth / Size (ft.):	Bedrooms:	<b>7</b>	Age:	<b>10</b>
Lot Area (sq.ft.):	Bathrooms:	<b>5</b>	Zoning:	<b>SFD</b>
Flood Plain:	Full Baths:	<b>5</b>	Gross Taxes:	<b>\$4,325.86</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	For Tax Year:	<b>2015</b>
Approval Req?:			Tax Inc. Utilities?:	<b>No</b>
If new, GST/HST inc?:			P.I.D.:	<b>026-027-151</b>

View: **No** :  
 Complex / Subdiv: **Westside Terrace**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
 Parking: **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: **No** :  
 Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **PL BCP12926 LT 2 LD 36 SEC 12 TWP 2**

Amenities: **None**

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'	Above	Bedroom	12' x 11'			x
Main	Dining Room	11' x 10'	Below	Living Room	12' x 12'			x
Main	Kitchen	14' x 12'	Below	Kitchen	12' x 14'			x
Main	Eating Area	10' x 6'	Below	Bedroom	12' x 11'			x
Main	Family Room	16' x 13'	Below	Bedroom	12' x 11'			x
Main	Bedroom	11' x 9'			x			x
Main	Laundry	10' x 5'			x			x
Above	Master Bedroom	13' x 14'			x			x
Above	Bedroom	12' x 12'			x			
Above	Bedroom	12' x 11'			x			

Finished Floor (Main):	1,313	# of Rooms:15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,180	# of Kitchens: 2	1	Below	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	1,313	Suite: <b>Unauthorized Suite</b>	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,806 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 7	5	Above	4	No	Door Height:
Unfinished Floor:	0	Basement: <b>Fully Finished</b>	6				
Grand Total:	3,806 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Little Oak Realty (Sur)**

**Court Ordered Sale. Westside Terrace executive style home featuring 5 bedrooms plus a two bedroom suite downstairs. This home is on a corner lot with parking from rear lane.**