



Presented by:

Micky Kandola

Team 3000 Realty Ltd.

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micky@therealtorwithsoul.com



Active
R2992953

Board: F
House/Single Family

19309 67 AVENUE

Cloverdale
Clayton
V4N 1M7

Residential Detached

\$1,249,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,399,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2006**
Frontage(feet): **30.00** Bathrooms: **4** Age: **19**
Frontage(metres): **9.14** Full Baths: **3** Zoning: **R5**
Depth / Size: **116.8** Half Baths: **1** Gross Taxes: **\$6,204.52**
Lot Area (sq.ft.): **3,503.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.08** P.I.D.: **026-415-968** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: PARK**
Complex/Subdiv:
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 w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

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

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

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

Legal: **LOT 3, PLAN BCP19629, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	963	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	730	Main	Living Room	13'6" x 12'0"	Below	Laundry	5'3" x 3'2"	Floor #Pcs
Finished Floor (AbvMain2):	465	Main	Dining Room	10'0" x 10'8"				Main 2
Finished Floor (Below):	0	Main	Kitchen	10'0" x 8'4"				Above 4
Finished Floor (Basement):	0	Main	Family Room	14'8" x 12'3"				Above 4
Finished Floor (Total):	2,158sq. ft.	Main	Den	10'11" x 8'12"				Below 4
Unfinished Floor:	963	Main	Laundry	6'10" x 6'2"				
Grand Total:	3,121sq. ft.	Main	Eating Area	6'0" x 4'5"				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	13'5" x 10'10"				
Suite:		Above	Bedroom	14'0" x 10'0"				
Basement:Unfinished		Above	Bedroom	11'8" x 10'0"				
		Below	Kitchen	10'2" x 8'4"				
		Below	Kitchen	12'2" x 9'2"				
		Below	Bedroom	9'3" x 8'9"				
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 3	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Heights Realty**

COURT ORDERED SALE!! INVESTMENT OPPORTUNITY! COACH HOME!! Property is sold as is where is. Shows very well. This 4 bedroom, 4 bathroom, 3 level home located in a family oriented neighbourhood offers a main home featuring 3 spacious bdrms upstairs and the unfinished basement suite ready to go (everything roughed in)!! awaits your ideas w/ separate entry. 1 bdrm legal lane-way suite with own laundry and parking above the detached Double car garage with lane access and plenty of street parking! Situated in a GREAT LOCATION directly across from the park with easy access to major highways, shopping, and schools. Measurements approx. buyer to verify if important. OPEN HOUSE Sun - June 29, 2-4



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Active
R2961016
Board: F
House/Single Family

7299 194A STREET

Cloverdale
Clayton
V4N 6K1

Residential Detached

\$1,429,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,535,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2015**
Frontage(feet): **29.50** Bathrooms: **4** Age: **10**
Frontage(metres): **8.99** Full Baths: **3** Zoning: **RF9**
Depth / Size: **108** Half Baths: **1** Gross Taxes: **\$6,327.85**
Lot Area (sq.ft.): **3,410.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.08** P.I.D.: **029-216-524** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **Cistern**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Heat Pump, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front, Lane**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish:
Dist. to Public Transit: **Close By** Dist. to School Bus: **Close By**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT 1, PLAN EPP30257, SECTION 22, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security System, Vacuum - Roughed In**

Finished Floor (Main):	850	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	863	Main	Living Room	14'8 x 16'1	Bsmt	Mud Room	6'10 x 9'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'3 x 14'0	Bsmt	Laundry	4'8 x 6'7	Above	4
Finished Floor (Below):	0	Main	Kitchen	9'4 x 14'2			x	Above	4
Finished Floor (Basement):	892	Main	Den	8'9 x 9'1			x	Main	2
Finished Floor (Total):	2,605sq. ft.	Main	Foyer	7'0 x 9'6			x	Bsmt	4
Unfinished Floor:	0	Above	Primary Bedroom	12'8 x 14'1			x		
Grand Total:	2,605sq. ft.	Above	Walk-In Closet	6'7 x 5'1			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'11 x 11'5			x		
Suite: Unauthorized Suite		Above	Bedroom	11'0 x 11'3			x		
Basement: Fully Finished		Bsmt	Bedroom	13'2 x 9'11			x		
		Bsmt	Walk-In Closet	5'0 x 4'2			x		
		Bsmt	Bedroom	9'10 x 8'9			x		
		Bsmt	Kitchen	13'11 x 14'5			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 15	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Jovi Realty Inc.**

Court Order Sale. Property is sold as is where is. This 5 bedroom 4 bathroom split-level home is very well maintained in a family oriented neighbourhood. Quiet Street with tons of privacy, the generous kitchen boasts granite countertops and spacious island, while large windows flood the space with natural light. Private 2 car garage. Very well maintained. Located in a GREAT LOCATION with easy access to major highways, shopping, and schools. Measurements approx. buyer to verify if important. School Catchment: Maddaugh Elementary & EcholeSalish Secondary. For more information please call. OPEN HOUSE SUNDAY JULY 05, 2025 1-3PM.



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Active
R2991778
Board: F
House/Single Family

5775 184A STREET
Cloverdale
Cloverdale BC
V3S 7T1

Residential Detached
\$1,699,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,696,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1990**
Frontage(feet): **63.00** Bathrooms: **4** Age: **35**
Frontage(metres): **19.20** Full Baths: **4** Zoning: **RES**
Depth / Size: Half Baths: **0** Gross Taxes: **\$5,645.60**
Lot Area (sq.ft.): **9,830.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.23** P.I.D.: **014-286-777** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, 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: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **1990**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: Parking Access: **Front, Lane**
Parking: **Add. Parking Avail., Open**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1 BLK** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 7, PLAN NWP81796, PART SW1/4, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	2,140	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	961	Main	Living Room	15'9 x 17'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Recreation Room	22'0 x 21'0			x	Main 5
Finished Floor (Below):	0	Main	Bedroom	9'6 x 7'8			x	Above 3
Finished Floor (Basement):	0	Main	Family Room	16'0 x 16'0			x	Above 5
Finished Floor (Total):	3,101 sq. ft.	Main	Kitchen	11'1 x 15'6			x	Main 3
Unfinished Floor:	0	Main	Eating Area	9'2 x 7'1			x	
Grand Total:	3,101 sq. ft.	Main	Foyer	8'11 x 7'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	13'0 x 11'4			x	
Suite: None		Above	Bedroom	9'11 x 9'8			x	
Basement: None		Above	Primary Bedroom	16'3 x 13'11			x	
		Above	Bedroom	13'3 x 9'10			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Westside**

Welcome to your new happy place in Cloverdale! This beautifully renovated two-storey home offers over 3000 sqft of family charm, with \$150,000 in upgrades inside and out. The main floor features plenty of living space, including a living room, family room, rec room, and a modern kitchen with a bonus auxiliary kitchen—perfect for culinary adventures. Two bedrooms on the main and three more upstairs offer ample room for every family member. Step outside to an expansive backyard with laneway access, ideal for outdoor fun, projects, or hosting weekend BBQs. Located in a fantastic neighbourhood, just two blocks from an elementary school and close to shopping, this home is the perfect blend of style and space. Ready to make a move? Reach out to schedule your private viewing!



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Active
R2976945
Board: F
House with Acreage

4586 176 STREET

Cloverdale
Serpentine
V3S 0L5

Residential Detached

\$16,500,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$22,500,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1949**
Frontage(feet): **1,372.6** Bathrooms: **2** Age: **76**
Frontage(metres): **418.39** Full Baths: **2** Zoning: **A1**
Depth / Size: **2582.88** Half Baths: **0** Gross Taxes: **\$8,633.52**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **110.00** P.I.D.: **013-255-746** Tax Inc. Utilities?: **No**
Flood Plain: **Yes** Tour: **Virtual Tour URL**
View: **Yes: MOUNTAIN & VALLEY VIEWS**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Metal**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Forced Air**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Add. Parking Avail., Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PART NW1/4, SECTION 32, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN PL 17425, PTN S NICOMEKL RIVER, DBL EXP# C8067443**

Amenities: **Barn, Workshop Detached**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	3,200	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	0'0 x0'0			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	0'0 x0'0			x	Main	4
Finished Floor (Below):	0	Main	Family Room	0'0 x0'0			x	Main	4
Finished Floor (Basement):	0	Main	Kitchen	0'0 x0'0			x		
		Main	Primary Bedroom	0'0 x0'0			x		
Finished Floor (Total):	3,200sq. ft.	Main	Bedroom	0'0 x0'0			x		
Unfinished Floor:	0	Main	Bedroom	0'0 x0'0			x		
Grand Total:	3,200sq. ft.	Main	Bedroom	0'0 x0'0			x		
Flr Area (Det'd 2nd Res):	1,000sq. ft.			x			x		
				x			x		
				x			x		
				x			x		
Suite: None				x			x		
Basement: Crawl				x			x		
Crawl/Bsmt. Height: # of Levels: 1		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1 # of Rooms: 8		MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **eXp Realty of Canada, Inc.**

COURT ORDER SALE: 110 ACRE - FOOD PROCESSING FACILITY. Large 30,000 SQ/FT Freezer with 30 Ft. Height, 9,302 SQ/FT Frozen fruit processing buildings with IQF Tunnel, 6,192 SQ/FT Blast Coolers, 6,624 SQ/FT Fresh fruit processing building, 4,838 SQ/FT Dairy product processing building, 4,834 SQ/FT Controlled atmosphere building, 3,802 SQ/FT Lunch room with washrooms, 2,000 SQ/FT Shipping and receiving building with loading docks, 1,896 SQ/FT of Office space, and 3 Homes. Large parkade is great for outdoor storage, and truck access. Fertile soil is great for various crops. Close to all amenities and easy access to Highway #17, Highway #10, Highway #1, and USA Border.