



# Presented by: P.A. 'Doc' Livingston PREC\*

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**Active**  
**R2502600**  
Board: F  
House/Single Family

## 18778 54 AVENUE

Cloverdale  
Cloverdale BC  
V3S 2H6

Residential Detached

**\$1,649,800** (LP)

(SP)



Sold Date: Frontage (feet): **115.74** Original Price: **\$1,739,000**  
Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2010**  
Depth / Size: **76.74** Bathrooms: **8** Age: **10**  
Lot Area (sq.ft.): **10,016.00** Full Baths: **7** Zoning: **SFR**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$7,317.63**  
Rear Yard Exp: For Tax Year: **2020**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **027-231-682**  
Tour: **Virtual Tour URL**

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., 3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Brick, Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Side**  
Parking: **Add. Parking Avail., Garage; Double**

Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **Yes: COURT ORDERED SALE SOLD "AS IS"**  
Floor Finish:

Legal: **LOT 4, PLAN BCP32005, SECTION 4, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, Intercom, Jetted Bathtub, Security - Roughed In, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'	Above	Master Bedroom	16' x 12'	Bsmt	Laundry	5'x 6'
Main	Dining Room	14' x 13'	Above	Bedroom	14'7 x 10'10	Bsmt	Living Room	13'x 14'
Main	Family Room	17' x 17'3	Above	Bedroom	17' x 16'	Bsmt	Kitchen	11'x 13'
Main	Foyer	8' x 13'	Above	Bedroom	13' x 13'2	Bsmt	Bedroom	10'x 10'
Main	Kitchen	17' x 13'	Above	Media Room	16' x 16'4			x
Main	Nook	11' x 16'	Bsmt	Den	14' x 11'6			x
Main	Laundry	9' x 7'	Bsmt	Living Room	13'4 x 11'6			x
Main	Pantry	6' x 6'	Bsmt	Kitchen	12' x 11'6			x
Main	Master Bedroom	15' x 18'10	Bsmt	Bedroom	14' x 10'6			x
Main	Bedroom	13'5 x 11'5	Bsmt	Bedroom	14' x 11'5			x

Finished Floor (Main): <b>2,372</b>	# of Rooms: <b>24</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,595</b>	# of Kitchens: <b>3</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>1,872</b>	Suite: <b>Unauthorized Suite</b>	3	Above	5	Yes	Pool:
Finished Floor (Total): <b>5,839 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
	Beds in Basement: <b>3</b> Beds not in Basement: <b>6</b>	5	Above	4	No	Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>Fully Finished, Separate Entry</b>	6	Bsmt	4	No	
Grand Total: <b>5,839 sq. ft.</b>		7	Bsmt	4	No	
		8	Bsmt	3	No	

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

**Beautiful custom built home on Large corner lot 10,016 sq ft. Living space 5839 sq ft featuring 9 bedrooms and 7.5 bathrooms plus media room above floor. Main floor has Living Room, Dining Room, Family Room, Large Kitchen, Spice kitchen with pantry and 2 bedrooms with ensuite plus laundry room. Kitchen is large with Quartz countertops and maple cabinets. Home has tile and laminate flooring throughout the house, no carpets. Electric heated bathroom floors. Upstairs master bedroom has self cleaning jetted tub. Air conditioning, intercom system, storage shed. Nice curb appeal with lots of parking. Centrally located with all amenities nearby.**