Presented by:
Ajia Glover
Royal LePage West Real Estate Services
Cell: 604-315-8586
www.ajiatherealtor.com
ajia@ajiatherealtor.com

ROYAL LEPAGE

Active
R2553670
Board: F
House/Single Family

6389 190 STREET
Cloverdale
Cloverdale BC
V3S 7W1

Residential Detached
$1,189,000 (LP)
(SP) M

Sold Date:		Frontage (feet):	**54.50**	Original Price:	**$1,189,000**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**1988**
Depth / Size:	**114.5**	Bathrooms:	**3**	Age:	**33**
Lot Area (sq.ft.):	**7,266.00**	Full Baths:	**2**	Zoning:	**RF**
Flood Plain:		Half Baths:	**1**	Gross Taxes:	**$3,856.94**
Rear Yard Exp:	**West**			For Tax Year:	**2020**
Council Apprv?:				Tax Inc. Utilities?:	
If new, GST/HST inc?:				P.I.D.:	**015-250-482**
				Tour:	**Virtual Tour URL**

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home:	**2 Storey w/Bsmt., 4 Level Split**		
Construction:	**Frame - Wood**		
Exterior:	**Wood**		
Foundation:	**Concrete Perimeter**		
Rain Screen:		Reno. Year:	
Renovations:		R.I. Plumbing:	
# of Fireplaces:	**1**	R.I. Fireplaces:	
Fireplace Fuel:	**Natural Gas**		
Water Supply:	**City/Municipal**	Metered Water:	
Fuel/Heating:	**Forced Air, Natural Gas**		
Outdoor Area:	**Balcny(s) Patio(s) Dck(s), Fenced Yard, Patio(s)**		
Type of Roof:	**Asphalt**		

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**

Dist. to Public Transit: **Less than 100m** Dist. to School Bus:
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**

Legal: **LOT 71 SECTION 9 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 83584**

Amenities:

Site Influences: **Central Location, Paved Road, Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Smoke Alarm, Storage Shed**

Floor	Type	Dimensions
Main	**Foyer**	**9'7 x 7'4**
Main	**Living Room**	**18'2 x 13'**
Main	**Dining Room**	**11'5 x 8'11**
Main	**Kitchen**	**16'2 x 12'6**
Below	**Family Room**	**20'3 x 13'**
Below	**Laundry**	**9'3 x 8'10**
Bsmt	**Office**	**11' x 11'**
Bsmt	**Bedroom**	**13'7 x 10'5**
Bsmt	**Recreation**	**24'9 x 12'3**
Above	**Bedroom**	**10'11 x 9'11**

Floor	Type	Dimensions
Above	**Bedroom**	**9'11 x 9'11**
Above	**Master Bedroom**	**12'11 x 12'**
Above	**Den**	**8'11 x 7'2**
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**684**
Finished Floor (Above):	**784**
Finished Floor (Below):	**473**
Finished Floor (Basement):	**665**
Finished Floor (Total):	**2,606 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,606 sq. ft.**

# of Rooms: **13**
# of Kitchens: **1**
# of Levels: **4**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **Crawl, Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**2**	**No**
2	**Above**	**4**	**No**
3	**Above**	**4**	**Yes**
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed: **15'x11'**
Pool:
Garage Sz: **21'2x20'3**
Grg Dr Ht:

Listing Broker(s): **Royal LePage West Real Estate Services**

Bring the whole family - there's room for everyone in this unique, Cloverdale home! Tastefully updated throughout, this home features 3 spacious bedrooms upstairs, plus an exclusive den off the master bedroom, perfect for a glamorous walk-in closet, office, or even a baby's bedroom. A fourth bedroom and expansive rec room plus office are located in the fully finished basement. No need to struggle for storage space, as this home has a large crawl space, a dbl garage, plus a 200 sqft detached shed/workshop. Spend your spring & summer outdoors with the gorgeous garden, take a seat on the picturesque covered porch out front, or enjoy the fully fenced & private backyard with not 1 but 2 patio areas. This very desirable & friendly neighbourhood can't wait to welcome the new owners of this gem!

Please contact Ajia Glover, 604-315-8586, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.

SEEVIRTUAL MARKETING & PHOTOGRAPHY

6389 190th Street • Surrey

AJIA GLOVER
Don't just move out... Move Up!

604-315-8586
www.AjiaTheRealtor.com

ROYAL LEPAGE WEST REAL ESTATE SERVICES

Royal LePage West Real Estate Services Surrey Branch
6-9965 152 Street Surrey, BC V3R 4G5
604-581-3838

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Details

Property Style:	4 Level Split
Type of Dwelling:	Detached
Year Built:	1988
Living Area:	2,606 sq.ft.
Lot:	7,266 sq.ft.
Taxes:	$3,856.94 (2020)

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