



Presented by:
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Active
R2255200
Board: F
House/Single Family

6075 165A STREET

Cloverdale

Cloverdale BC

V3S 7W6

Residential Detached

\$1,080,000 (LP)

(SP)



Sold Date:	Frontage (feet):	30.23	Original Price: \$1,080,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2006
Depth / Size: irregular	Bathrooms:	4	Age: 12
Lot Area (sq.ft.): 3,659.00	Full Baths:	3	Zoning: SFD
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,427.71
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 026-463-717
			Tour: Virtual Tour URL

View: **No :**
Complex / Subdiv: **Vista's**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

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

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

Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **Yes: Security System**
Fixtures Rmvd: **Yes: All Drapes**
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 19 PLAN BCP20424 SECTION 12 TOWNSHIP 2 LAND DISTRICT 36**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Smoke Alarm, Storage Shed, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'1 x 13'2	Below	Bedroom	12'9 x 10'			x
Main	Dining Room	14'10 x 11'3	Below	Utility	6'4 x 5'3			x
Main	Living Room	17'7 x 14'5			x			x
Main	Foyer	7'5 x 5'6			x			x
Main	Laundry	7' x 9'9			x			x
Main	Flex Room	13'6 x 9'11			x			x
Above	Master Bedroom	18' x 11'10			x			x
Above	Bedroom	13'5 x 9'11			x			x
Above	Bedroom	13' x 9'9			x			
Below	Recreation Ro...	25'3 x 10'7			x			

Finished Floor (Main): **1,006**
Finished Floor (Above): **882**
Finished Floor (Below): **0**
Finished Floor (Basement): **724**
Finished Floor (Total): **2,612 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,612 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Fully Finished**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **17.8 x 17....**
Door Height:

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

Fabulous Foxridge-built home in a desirable family culdesac in West Cloverdale. This beautiful home features 4 bedrooms and 4 baths. The main floor is immaculate with a great room concept including an adjacent sitting area, hardwood floors, mud/laundry room and a granite island in kitchen. Upper floor offers 3 bedrooms with vaulted ceilings in an elegant master bedroom which includes a stylish ensuite and large walk in closet. Your family will also enjoy the fully finished recreation/media/gym room along with another bedroom and bath in the basement. The magic continues in the fully fenced backyard equipped with a stunning cedar deck and slate patio for your outdoor enjoyment. All in walking distance to schools, transit and parks.