



Presented by:  
**Anna Poppleton**

RE/MAX Treeland Realty  
Cell: 604-319-7735

apoppleton@shaw.ca



**Active**  
**R2266226**  
Board: F  
House/Single Family

**6075 165A STREET**

Cloverdale  
Cloverdale BC  
V3S 7W6

Residential Detached

**\$985,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>30.23</b>	Original Price: <b>\$985,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2006</b>
Depth / Size: <b>irregular</b>	Bathrooms:	<b>4</b>	Age: <b>12</b>
Lot Area (sq.ft.): <b>3,659.00</b>	Full Baths:	<b>3</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,427.71</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>026-463-717</b>
			Tour:

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	<b>Main</b>	<b>2</b>	<b>No</b>
2	<b>Above</b>	<b>5</b>	<b>Yes</b>
3	<b>Above</b>	<b>4</b>	<b>No</b>
4	<b>Below</b>	<b>4</b>	<b>No</b>
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 home in a desirable culdesac in West Cloverdale. This immaculate home features 4 bedrooms and 3.5 bath, 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 room along with another bedroom and bath in the basement. The magic continues with a beautiful backyard equipped with a stunning cedar deck and slate patio for your outdoor enjoyment. All in walking distance to schools, transit, golf course and parks. Open House May 12th 2-4pm & May 13th 2-4pm**