



Presented by:  
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**Active**  
**R2514474**  
 Board: F  
 House/Single Family

**6648 187A STREET**  
 Cloverdale  
 Cloverdale BC  
 V2S 0T1

Residential Detached  
**\$1,197,000** (LP)   
 (SP)



Sold Date: Frontage (feet): **31.82** Original Price: **\$1,197,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2003**  
 Depth / Size: **111.25** Bathrooms: **4** Age: **17**  
 Lot Area (sq.ft.): **5,166.00** Full Baths: **3** Zoning: **CD**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,829.09**  
 Rear Yard Exp: For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **025-459-783**  
 Tour:

View: **Yes: North Shore Mountains**  
 Complex / Subdiv: **HILLCREST ESTATES**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

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

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

Total Parking: **4** 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: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 26 PLAN BCP629 SECTION 16 TOWNSHIP 8 LAND DISTRICT 36**

Amenities: **Storage**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9'2 x 12'6	Above	Loft	10'1 x 12'11			x
Main	Dining Room	9'2 x 9'6	Bsmt	Recreation	16'2 x 20'7			x
Main	Family Room	13'3 x 12'	Bsmt	Bedroom	12'6 x 8'9			x
Main	Kitchen	14' x 11'2	Bsmt	Bedroom	16'1 x 11'9			x
Main	Eating Area	8'11 x 7'8	Bsmt	Laundry	12' x 5'5			x
Main	Foyer	5'6 x 5'7						x
Above	Master Bedroom	16'8 x 13'5						x
Above	Walk-In Closet	5' x 8'3						x
Above	Bedroom	9'10 x 12'						x
Above	Bedroom	12'7 x 9'10						x

Finished Floor (Main):	<b>1,099</b>	# of Rooms:	<b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,147</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,087</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Above</b>	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,333 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Below</b>	<b>3</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>2</b>	5			<b>No</b>	Grg Dr Ht:
Grand Total:	<b>3,333 sq. ft.</b>	Beds not in Basement:	<b>3</b>	6			<b>No</b>	
		Basement:	<b>Fully Finished</b>	7			<b>No</b>	
				8			<b>No</b>	

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

**This lovely home is situated in Cloverdale's desirable Hillcrest Estates. Elegance is felt through & through from the foyer to the formal living and dining area with beautiful architectural features to the bright open concept kitchen/family rooms on the main floor. Upper level offers 3 good size bedrooms, a luxurious ensuite and a large loft perfect for a library, sitting room or extra tv room. With a separate entrance in the basement there is potential for a 2 bedroom suite. Relax with family and friends on the large covered deck surrounded by a private backyard. This cul-de-sac home is conveniently located close to shopping, fitness, cafe's, and many more amenities with easy access to public transit. OPEN HOUSE SUN, NOV 8, 1PM-3PM**