



Presented by:

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**elevation****Active**  
**R2426861**Board: F  
House/Single Family**18574 FRASER HIGHWAY**Cloverdale  
Cloverdale BC  
V3S 8E7

Residential Detached

**\$999,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>218.90</b>	Original Price: <b>\$999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1945</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>75</b>
Lot Area (sq.ft.): <b>25,909.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RA</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,289.16</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>000-556-262</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **1 Storey**  
Construction: **Other**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **6** Covered Parking: **0** Parking Access: **Rear**  
Parking: **Open**

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

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Vinyl/Linoleum**

Legal: **LOT A EXCEPT: PART DEDICATED ROAD ON PLAN BCP18973SECTION 16 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 7083**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>16' x 12'6</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>13' x 11'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>21' x 12'6</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>15' x 14'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>15' x 15'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main):	<b>1,326</b>	# of Rooms: <b>5</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>1,326 sq. ft.</b>	Crawl/Bsmt. Height:	4			<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6			<b>No</b>	
Grand Total:	<b>1,326 sq. ft.</b>		7			<b>No</b>	
			8			<b>No</b>	

Listing Broker(s): **RE/MAX Treeland Realty****RE/MAX Treeland Realty****Over 1/2 an Acre, centrally located property on Fraser Highway with 2 road frontage. Great investment opportunity, steps to grocery shops, restaurants, and medical clinics at Clayton Crossing and Hillcrest Village Shopping.**