18551 75 AVENUE

3 BEDROOM | 3 BATHROOM LOT SIZE: 51,401 SQFT | LIVING AREA: 2,506 SQFT



HOME ON AN ACREAGE

Well kept House plus an immaculate heated 50X60 shop to die for with 12 ceilings & 3 access doors! Property is secure with perimeter fencing & a gated entrance plus a privacy hedge surrounding this quiet perfect 1.2 acre future development site. Other features are a triple garage, open foyer with curved staircase, gourmet kitchen, family room with huge skylight, 3 large Bedrooms and den. Not to mention the extra long cement driveway to the shop with separate gate entry and tons of parking. Also, 2 sheds, workshop and 2-stall horse barn 20X12. House, shed & barn roofs replaced in 2009. Shop roof done in 2013.

Live & play here on this beautifully landscaped view acreage and secure location close to schools as you wait for future development services will come to you and your investment grows providing future profits!









WALK SCORE



Car-Dependent Almost all errands require a car



Some Transit A few nearby public transportation options



Somewhat Bikeable Minimal bike infrastructure

Commute to **Downtown Langley**



SCHOOL CATCHMENT

Clayton Elementary

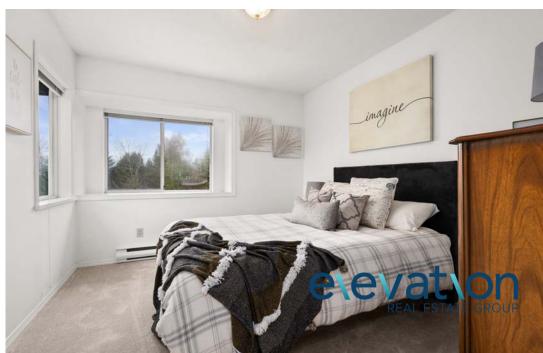
7541 184 Street, Surrey BC V4N 3G5 (604) 576-6411

École Salish Secondary

7278 184 Street. Surrey, BC V4N 5V2 (604) 235-9836















MLS INFORMATION

Active R2525215

Board: F House with Acreage 18551 75 AVENUE

Cloverdale

Clayton V4N 6C2 Residential Detached

Tour: Virtual Tour URL

Parking Access: Front, Side

Dist. to School Bus:

\$3,099,000(LP)

(SP) M



Sold Date: Frontage (feet): 173.00 Original Price: \$3,099,000 Meas. Type: Bedrooms: Approx. Year Built: 1988 Feet 3 Depth / Size: Bathrooms: 3 Age: Lot Area (sq.ft.): 51,401.00 Full Baths: 2 Zoning: RES Flood Plain: No Half Baths: Gross Taxes: \$6,888.39 Rear Yard Exp: For Tax Year: 2020 Council Apprv?: Tax Inc. Utilities?: No P.I.D.: 003-306-321 If new, GST/HST inc?:

Covered Parking: 3

Fixtures Rmvd: Yes: Please see associated documents

Parking: Add. Parking Avail., Garage; Triple, RV Parking Avail.

Yes: Mountains

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Septic, Water

Title to Land: Freehold NonStrata

Mixed

Sewer Type: City/Municipal

Total Parking: 8

Dist. to Public Transit:

Property Disc.: Yes

Fixtures Leased: No:

PAD Rental:

Floor Finish:

Style of Home: 2 Storey

Brick, Frame - Wood Construction:

Exterior: Brick, Stucco

Foundation: Concrete Perimeter Rain Screen:

Reno. Year: Renovations: R.I. Plumbing: # of Fireplaces: 2 R.I. Fireplaces:

Fireplace Fuel: Natural Gas, Wood Water Supply: City/Municipal

Fuel/Heating: Forced Air, Natural Gas

Fenced Yard Outdoor Area:

Type of Roof: Fibreglass Legal: PL NWP71157 LT 79 LD 36 SEC 21 TWP 8.

Amenities: Barn, Workshop Detached

Site Influences: Central Location, Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Metered Water:

ClthWsh/Dryr/Frdg/Stve/DW

Floor	Туре	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'11 x 13'10			x			x
Main	Dining Room	11'11 x 11'1			x			x
Main	Kitchen	18'6 x 14'10			×			×
Main	Family Room	18'8 x 12'4			×			×
Main	Foyer	8' x 6'2			×			×
Main	Den	10'6 x 9'11			×			×
Main	Laundry	10'3 x 7'			×			x
Above	Master Bedroom	22'7 x 12'5			×			×
Above	Bedroom	10'6 x 10'			×			×
Above	Bedroom	12'10 x 10'2			x			x
ADOVE	Bearoom	1210 x 10 2	1		^			^

Finished Floor (Main):	1,516	# of Rooms:10		Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	990	# of Kitchens: 1		1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2		2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None		3	Above	4	No	Pool:
Finished Floor (Total):	2,506 sq. ft.	Crawl/Bsmt. Height:		4			No	Garage Sz:
525 8	(80) FX	Beds in Basement: 0	Beds not in Basement:3	5			No	Gra Dr Ht:
Unfinished Floor:	0	Basement: None		6			No	3.51.110
Grand Total:	2,506 sq. ft.			7			No	
Participant of the Administrative of				8			No	

Listing Broker(s): RE/MAX Treeland Realty

RE/MAX Treeland Realty

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The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy, PREC* indicates 'Personal Real Estate Corporation

12/30/2020 10:39 AM

