

18551 75 AVENUE

3 BEDROOM | 3 BATHROOM

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



604-533-3491
info@elevationrealestate.ca
elevationrealestate.ca

JOEL & TYLER SCHACTER
elevation RE/MAX
RE/MAX TREELAND REALTY

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**



10 min



32 min



23 min



60+ min

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



elevation
REAL ESTATE GROUP





elevation
REAL ESTATE GROUP

MLS INFORMATION

Active

R2525215

Board: F

House with Acreage

18551 75 AVENUE

Cloverdale

Clayton

V4N 6C2

Residential Detached

\$3,099,000 (LP)

(SP) 



Sold Date:

Meas. Type: **Feet**

Depth / Size: **297**

Lot Area (sq.ft.): **51,401.00**

Flood Plain: **No**

Rear Yard Exp:

Council Apprv?:

If new, GST/HST inc?:

Frontage (feet): **173.00**

Bedrooms: **3**

Bathrooms: **3**

Full Baths: **2**

Half Baths: **1**

Original Price: **\$3,099,000**

Approx. Year Built: **1988**

Age: **32**

Zoning: **RES**

Gross Taxes: **\$6,888.39**

For Tax Year: **2020**

Tax Inc. Utilities?: **No**

P.I.D.: **003-306-321**

Tour: [Virtual Tour URL](#)

View: **Yes: Mountains**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey**

Construction: **Brick, Frame - Wood**

Exterior: **Brick, Stucco**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **2**

Fireplace Fuel: **Natural Gas, Wood**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Fenced Yard**

Type of Roof: **Fibreglass**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: **8**

Covered Parking: **3**

Parking Access: **Front, Side**

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

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **Yes: Please see associated documents**

Floor Finish: **Mixed**

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**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	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			x			x
Main	Family Room	18'8 x 12'4			x			x
Main	Foyer	8' x 6'2			x			x
Main	Den	10'6 x 9'11			x			x
Main	Laundry	10'3 x 7'			x			x
Above	Master Bedroom	22'7 x 12'5			x			x
Above	Bedroom	10'6 x 10'			x			x
Above	Bedroom	12'10 x 10'2			x			x

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:
Unfinished Floor:	0	Beds in Basement:0	5			No	Grg Dr Ht:
Grand Total:	2,506 sq. ft.	Basement: None	6			No	
			7			No	
			8			No	

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

RE/MAX Treeland Realty

Well kept House plus an immaculate heated 50 X 60 shop to die for w/ 12 ceilings & 3 access doors! Property is secure with perimeter fencing & a gated entrance plus a privacy hedge surrounding this quiet perfect 1.2 AC future development site. Other features are a triple garage, open foyer w/ curved staircase, gourmet kitchen, family room with huge skylight, 3 large BED+DEN. Extra long cement driveway to the shop with separate gate entry and tons of parking. Also 2 sheds, workshop and 2-stall horse barn 20 X 12. 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!

RED Full Public 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'.