

18456 65 AVENUE

4 BEDROOM | 4 BATHROOM

LOT SIZE: 2,441 SQFT | LIVING AREA: 2,117 SQFT



Cloverdale beauty in Clover Valley Station by Parklane! This 4 bedroom 4 bathroom home has room for the whole family! The main floor features solid white oak floors, a modern grey kitchen which is complimented nicely by the black natural gas fireplace in the family room giving this home an updated feel! Open up the French doors to your beautiful south facing backyard and enjoy the summer air! Upstairs you will find 3 bedrooms with a generous master bedroom complete with ensuite and walk-in closet! Head to the fully finished basement and bring your ideas to the rec room! The fourth bedroom is perfect for guests or family and there is also another full bathroom for convenience! This is a wonderful quiet neighbourhood close to schools, parks, and everything Cloverdale has to offer!



604-533-3491
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RE/MAX TREELAND REALTY

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Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

WALK SCORE



Car-Dependent

Most errands require a car



Good Transit

Many nearby public transportation



Very Bikeable

biking is convenient for most trips.

SCHOOL CATCHMENT

Hillcrest Elementary

18599 65 Avenue
Surrey, BC V3S 8
(604) 575-1359

Salish Secondary

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

COMMUTE to downtown Langley



8 min



17 min



20 min



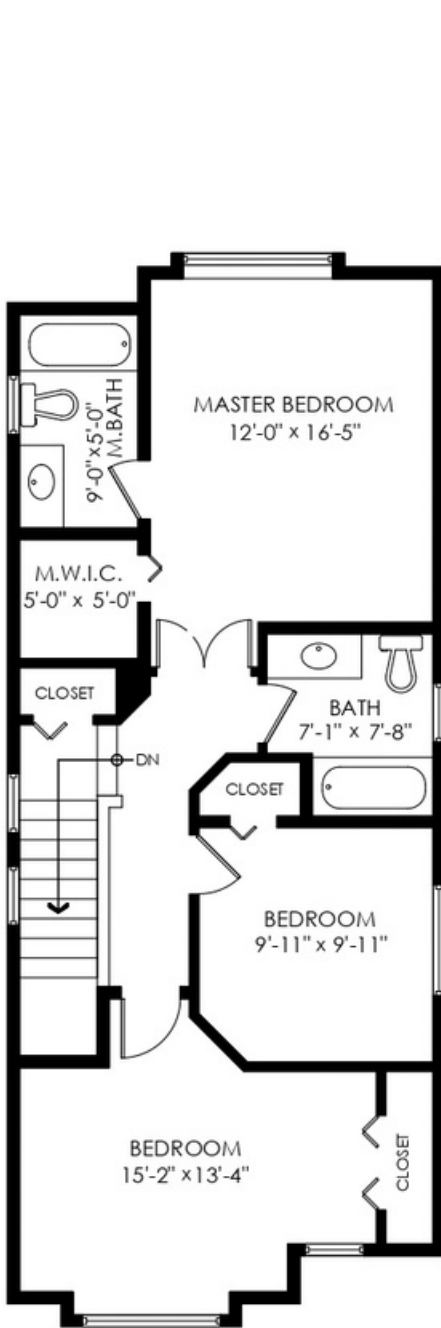
55 min





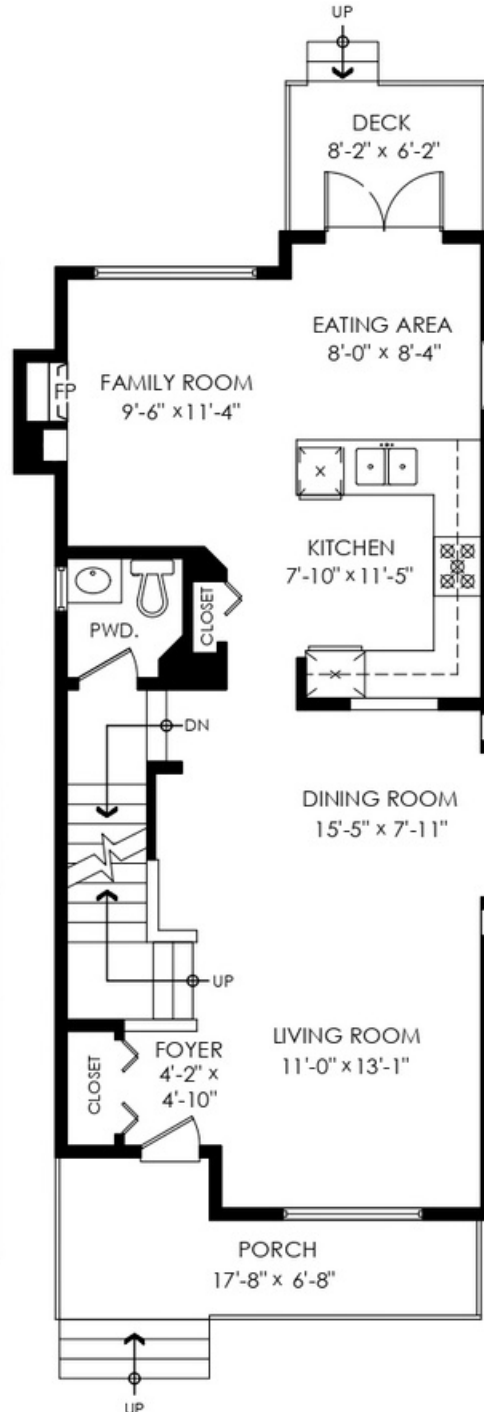
Main Floor: 753 sq.ft.
Upper Floor: 798 sq.ft.
Lower Floor: 723 sq.ft.
Total Livable: 2,274 sq.ft.

Deck: 50 sq.ft.
Porch: 88 sq.ft.
Total Extras: 138 sq.ft.



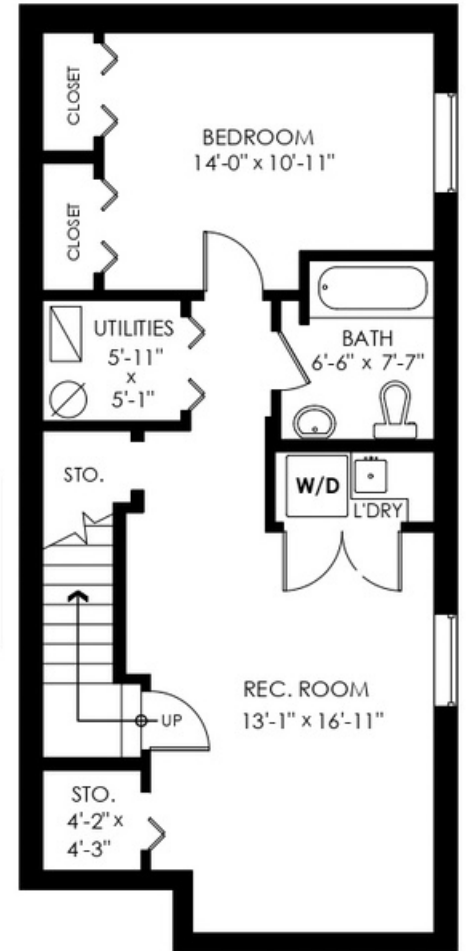
Upper Floor Plan

Floor Area: 798 sq.ft.
Ceiling Height: 8'



Main Floor Plan

Floor Area: 753 sq.ft.
Ceiling Height: 8'-10"



Lower Floor Plan

Floor Area: 723 sq.ft.
Ceiling Height: 7'-9"



Active**R2578549**Board: F
House/Split Entry**NEW PRICE!****18456 65 AVENUE**Cloverdale
Cloverdale BC
V3S 8T1

Residential Detached

\$989,900 (LP)(SP) **M**

Sold Date:
Meas. Type: **Feet**
Depth / Size: **93.20**
Lot Area (sq.ft.): **2,450.00**
Flood Plain:
Rear Yard Exp: **South**
Council Apprv?:
If new, GST/HST inc?:

Frontage (feet): **26.10**
Bedrooms: **4**
Bathrooms: **4**
Full Baths: **3**
Half Baths: **1**

Original Price: **\$999,900**
Approx. Year Built: **1997**
Age: **24**
Zoning: **CD**
Gross Taxes: **\$3,162.16**
For Tax Year: **2020**
Tax Inc. Utilities?: **No**
P.I.D.: **019-079-265**

View: **No :**
Complex / Subdiv: **Clover Valley Station**
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: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **0** Parking Access: **Rear**
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Dist. to School Bus:

Legal: **LOT 81 SECTION 16 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN LMP19957**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 13'1	Bsmt	Recreation Ro...	13'1 x 16'11			x
Main	Dining Room	15'5 x 7'11	Bsmt	Bedroom	14' x 10'11			x
Main	Foyer	4'2 x 4'10	Bsmt	Storage	4'2 x 4'3			x
Main	Kitchen	7'10 x 11'5	Bsmt	Utility	5'11 x 5'1			x
Main	Eating Area	8' x 8'4			x			x
Main	Family Room	9'6 x 11'4			x			x
Above	Master Bedroom	12' x 16'5			x			x
Above	Walk-In Closet	5' x 5'			x			x
Above	Bedroom	9'11 x 9'11			x			
Above	Bedroom	15'2 x 13'4			x			

Finished Floor (Main): **753** # of Rooms: **14**
Finished Floor (Above): **798** # of Kitchens: **1**
Finished Floor (Below): **0** # of Levels: **3**
Finished Floor (Basement): **723** Suite: **None**
Finished Floor (Total): **2,274 sq. ft.** Crawl/Bsmt. Height:
Unfinished Floor: **0** Beds in Basement: **1** Beds not in Basement: **3**
Grand Total: **2,274 sq. ft.** Basement: **Full, Fully Finished**

Bath Floor # of Pieces Ensuite? Outbuildings
1 Main 2 No Barn:
2 Above 4 No Workshop/Shed:
3 Above 4 Yes Pool:
4 Bsmt 3 No Garage Sz:
5 No Door Height:
6 No
7 No
8 No

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

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