

6724 195 STREET

5 BEDROOM | 4 BATHROOM
LIVING: 3,120 SQFT | LOT: 2,841 SQFT



RARE FIND- CLAYTON COACH home w. ATTACHED double garage, plus parking spot and legal 1BR COACH HOUSE with separate entry and in-suite laundry. Enjoy the view of a tranquil forested greenbelt with walking/biking path from the front deck and large office/den. Back yard has custom built covered deck, provides privacy and perfect for entertaining. Walking distance from schools, transit, shopping & parks. Main floor has luxury mouldings, 9' ceiling, cozy fireplace, hardwood floors, large kitchen island with maple cabinets, granite counters & updated stainless steel appliances. 3 bedrooms and loft/flex area upstairs -Master bedroom includes vaulted ceiling, walk-in closet, ensuite with soaker tub & separate shower. 2 bedrooms share a Jack & Jill 5 piece bathroom. Basement recently updated, includes 1 bedroom, 1 full bathroom, plus games room, rec room and plenty of storage under the breezeway. Easily converted to a private suite



604-704-8551
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

JOEL SCHACTER *PREC
TYLER SCHACTER *PREC

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

WALK SCORE

Walk Score

34

Car-Dependent

Almost all errands require a car

Transit Score

50

Good Transit

Many nearby public transportation options

Bike Score

58

Bikeable

Some bike infrastructure

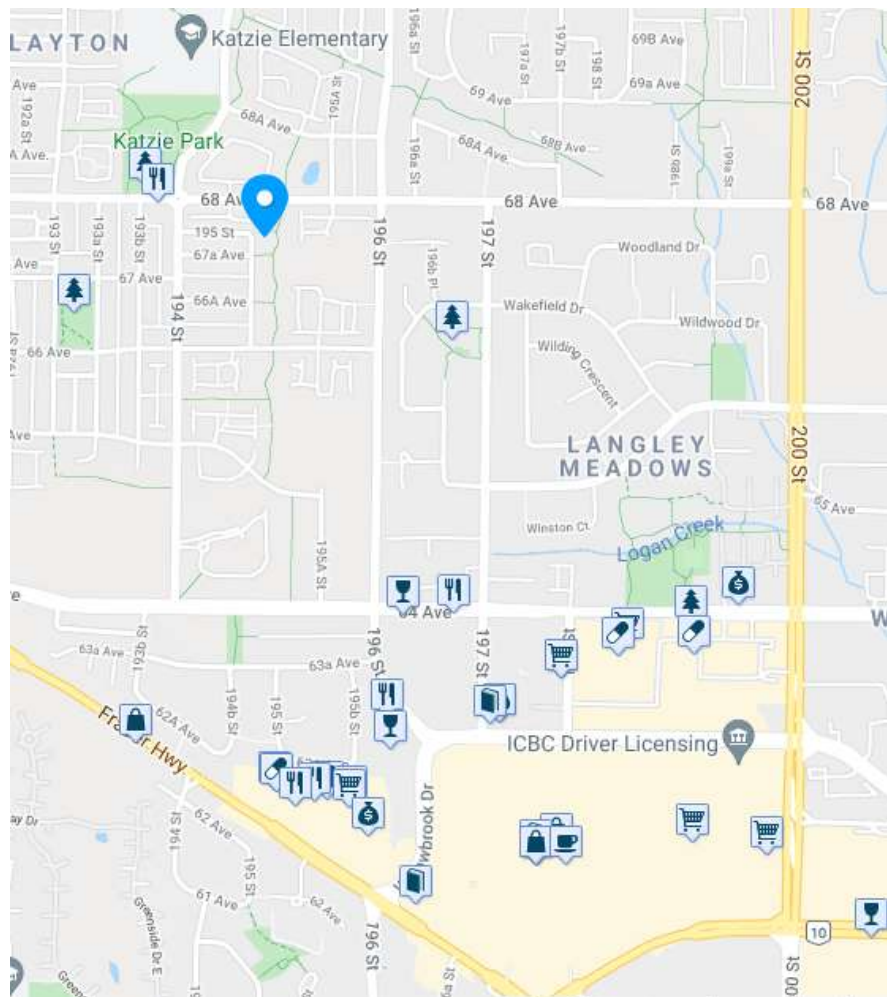
COMMUTE to Langley Willowbrook

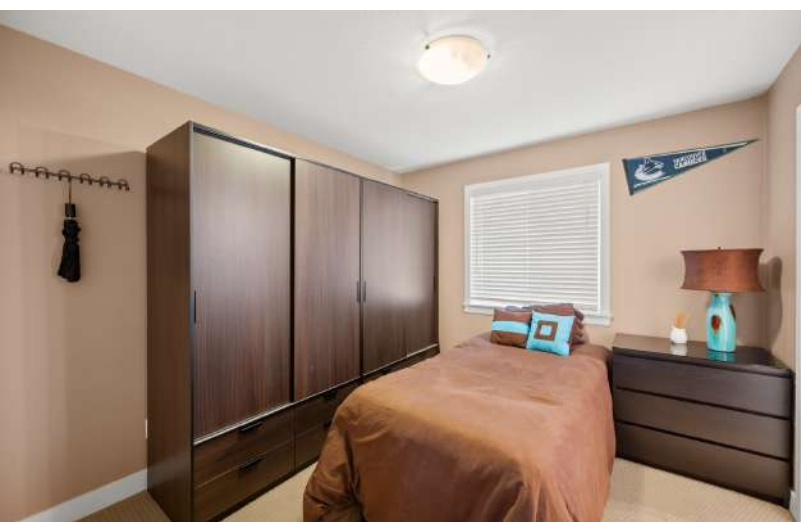
 7 min

 13 min

 25 min

 32 min





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Main Floor: 944 sq.ft.
Upper Floor: 780 sq.ft.
Coach House: 477 sq.ft.
Lower Floor: 919 sq.ft.
Total Livable: 3,120 sq.ft.

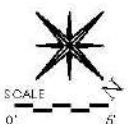
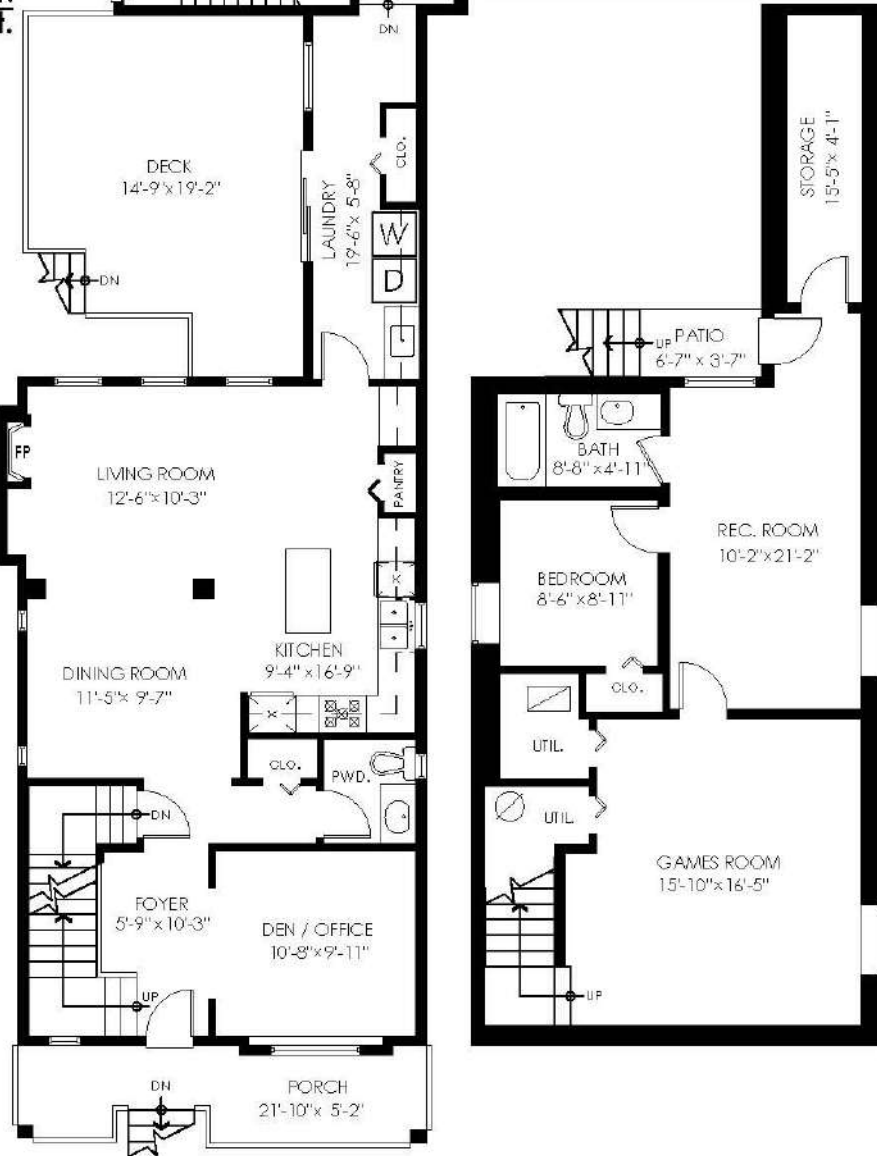
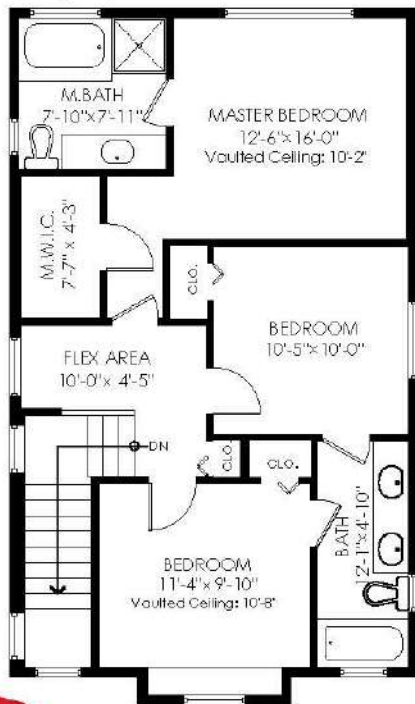
Garage: 393 sq.ft.
Grand Total: 3,513 sq.ft.

Deck: 244 sq.ft.
Patio: 24 sq.ft.
Porch: 102 sq.ft.
Total Extras: 370 sq.ft.



Upper Floor Plan

Floor Area: 780 sq.ft.
Ceiling Height: 8'-1"



MEASURED ON: (2021-01-27)

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E&O Incured. Total square foot calculated to gross unit area. \$QFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

Active
R2650842
 Board: F
 House/Single Family

6724 195 STREET

Cloverdale
 Clayton
 V4N 5T4

Residential Detached

\$1,649,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,649,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2007**
 Frontage(feet): **25.53** Bathrooms: **5** Age: **15**
 Frontage(metres): **7.78** Full Baths: **4** Zoning: **RF-9C**
 Depth / Size: **95.37** Half Baths: **1** Gross Taxes: **\$5,018.16**
 Lot Area (sq.ft.): **2,841.00** Rear Yard Exp: **West** For Tax Year: **2021**
 Lot Area (acres): **0.07** P.I.D.: **026-672-910** Tax Inc. Utilities?: **No**
 Flood Plain: Tour:
 View: **Yes: Green space**
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., Carriage/Coach House**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing: **Yes**

Total Parking: **3** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 Driveway Finish:
 Dist. to Public Transit: **5 min walk** Dist. to School Bus: **5 min walk**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Carpet**

Legal: **LOT 21 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP23583**

Amenities:

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

Finished Floor (Main):	944	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	780	Main	Living Room	12'6 x 10'3	Bsmt	Bedroom	8'6 x 8'11	Floor #Pcs
Finished Floor (AbvMain2):	477	Main	Dining Room	11'5 x 9'7	Bsmt	Storage	15'5 x 4'1	Main 2
Finished Floor (Below):	0	Main	Kitchen	9'4 x 16'9	Abv Main 2	Living Room	9'3 x 10'5	Above 4
Finished Floor (Basement):	919	Main	Laundry	19'6 x 5'8	Abv Main 2	Kitchen	8'8 x 10'5	Above 5
Finished Floor (Total):	3,120sq. ft.	Main	Den	10'8 x 9'11	Abv Main 2	Bedroom	8'11 x 9'2	Bsmt 4
Unfinished Floor:	0	Main	Foyer	5'9 x 10'3			x	Abv Main 2 4
Grand Total:	3,120sq. ft.	Above	Master Bedroom	12'6 x 16'			x	
		Above	Walk-In Closet	7'7 x 4'3			x	
		Above	Bedroom	10'5 x 10'			x	
		Above	Bedroom	11'4 x 9'10			x	
		Above	Loft	10' x 4'5			x	
		Bsmt	Games Room	15'10 x 16'5			x	
		Bsmt	Recreation Room	10'2 x 21'2			x	

Crawl/Bsmt. Height: # of Levels: **3**
 # of Kitchens: **2** # of Rooms: **18**

Manuf Type:
 MHR#:

Registered in MHR?:
 CSA/BCE:

PAD Rental:
 Maint. Fee:

ByLaw Restrictions:

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

RE/MAX Treeland Realty

elevation
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