

6029 194A STREET

4 BEDROOM | 2 BATHROOM | LIVING AREA: 1,638 SQFT



Fantastic location and functional layout! Welcome to this 2 STRY home featuring a grand master on the main and well-appointed ensuite. Relax in the cozy living room equipped with an updated electric stone fireplace. Kitchen boasts upgraded stainless steel appliances seamlessly opening into the large dining area - providing lots of room to entertain. Step out onto the partially covered deck or enjoy a bbq on a sunny day, with extra greenspace to play with the kids! Upstairs includes 3 more bedrooms plus a bright and updated main bathroom with double vanity. New laminate flooring and tile throughout. Located minutes from Willowbrook Mall, schools, restaurants and grocery shopping. Book a viewing today!



604-908-5465

brendan@elevationrealestate.ca

elevation RE/MAX TREELAND REALTY

BRENDAN LINK

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







WALK SCORE

Walk Score

58

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score

57

Good Transit

Many nearby public transportation options

Bike Score

69

Bikeable

Some bike infrastructure

COMMUTE

to downtown Langley



4 min



8 min



10 min



28 min

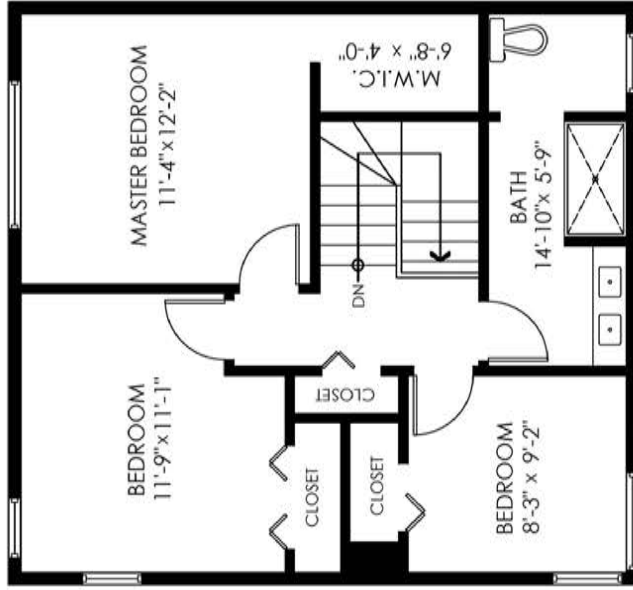
SCHOOL CATCHMENT

Latimer Road

19233 60 Ave
Surrey, BC V3S 2T5
(604) 576-9184

Clayton Heights Secondary School

7003 188 Street
Surrey, BC V4N 3G6
(604) 576-4138



Upper Floor Plan

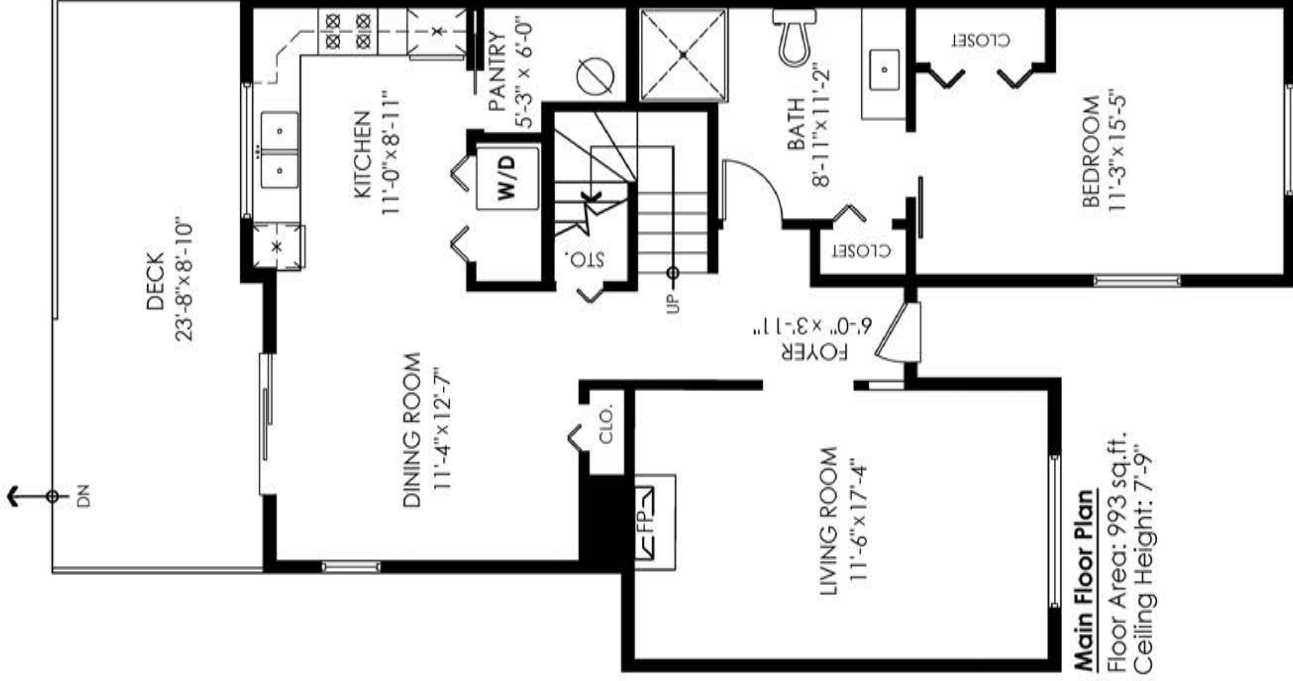
Floor Area: 645 sq.ft.
Ceiling Height: 8'-0"



TRELAND
REALTY



Main Floor: 993 sq.ft.
Upper Floor: 645 sq.ft.
Total Livable: 1,638 sq.ft.
Deck: 196 sq.ft.



Main Floor Plan

Floor Area: 993 sq.ft.
Ceiling Height: 7'-9"



Scan QR Code to view
Virtual Walkthrough



MEASURED ON: (2022-02-15)
info@pixlworks.com www.pixlworks.com 604.329.5788

E&O Insured. Total square foot calculated to gross unit area. SQFT 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
R2653682
Board: F
House/Single Family

6029 194A STREET

Cloverdale
Cloverdale BC
V3S 7L2

Residential Detached

\$1,099,000 (LP)

(SP) 



Sold Date:

Meas. Type: **Feet**
Frontage(feet): **40.00**
Frontage(metres): **12.19**
Depth / Size: **100**
Lot Area (sq.ft.): **4,000.00**
Lot Area (acres): **0.09**

Flood Plain:

View:

Complex/Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

If new, GST/HST inc?:

Bedrooms: **4**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Rear Yard Exp:
P.I.D.: **005-401-356**

Original Price: **\$1,099,000**

Approx. Year Built: **1980**

Age: **42**

Zoning: **RF-G**

Gross Taxes: **\$3,268.67**

For Tax Year: **2021**

Tax Inc. Utilities?: **No**

Tour: [Virtual Tour URL](#)

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **0** Parking Access: **Front**

Parking: **Open**

Driveway Finish: **Concrete**

Dist. to Public Transit: **5 min walk**

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Land Lease Expiry Year:

Renovations: **Addition**

of Fireplaces: **R.I. Fireplaces:**

Fireplace Fuel:

Fuel/Heating: **Baseboard, Electric**

Outdoor Area: **Fenced Yard, Sundeck(s)**

Type of Roof: **Asphalt**

Reno. Year: **2016** Property Disc.: **Yes**

Rain Screen: **Fixtures Leased: No :**

Metered Water:

R.I. Plumbing: **Fixtures Rmvd: No :**

Floor Finish:

Legal: **LOT 234 SECTION 10 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 56061**

Amenities:

Site Influences: **Central Location**

Features: **Clothes Dryer, Clothes Washer, Dishwasher, Refrigerator, Storage Shed, Stove**

Finished Floor (Main):	993	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	645	Main	Living Room	11'6 x 17'4			x	Floor
Finished Floor (AbvMain2):	0	Main	Master Bedroom	11'3 x 15'5			x	Main
Finished Floor (Below):	0	Main	Dining Room	11'4 x 12'7			x	Above
Finished Floor (Basement):	0	Main	Kitchen	11' x 8'11			x	5
		Main	Pantry	5'3 x 6'0			x	
Finished Floor (Total):	1,638sq. ft.	Main	Patio	23'8 x 8'10			x	
Unfinished Floor:	0	Above	Bedroom	11'4 x 12'2			x	
Grand Total:	1,638sq. ft.	Above	Walk-In Closet	6'8 x 4'			x	
		Above	Bedroom	11'9 x 11'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	8'3 x 9'2			x	
				x			x	
Suite:None				x			x	
Basement:None				x			x	

Crawl/Bsmt. Height: **# of Levels: 2**
of Kitchens: **1** **# of Rooms: 10**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

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

RE/MAX Treeland Realty

elevation 
REAL ESTATE GROUP

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