

6170 191 STREET

4 BEDROOMS | 3 BATHROOM | LIVING AREA: 3,018 SQFT



Spacious rancher with basement on large, manicured lot has stunning mountain views!

Main floor features traditional plan with sky-lit foyer, formal living & dining room plus open kitchen & family room with wood burning fireplace. Large master bedroom includes walk-in-closet, ensuite & balcony with view. Updated & expanded deck overlooks beautiful back garden with tailored walking path around the yard including raised flower beds full of perennial plants & trees (cherry tree, raspberry bushes, small year-long herb garden & more). Fully finished basement features custom wet-bar with double sinks plus workshop, rec-room, storage room, family room with 2nd wood-burning fireplace & sliding doors to covered patio with access to garden paths. Oversized double garage & newer roof!

604-533-3491
elevationrealestate.ca

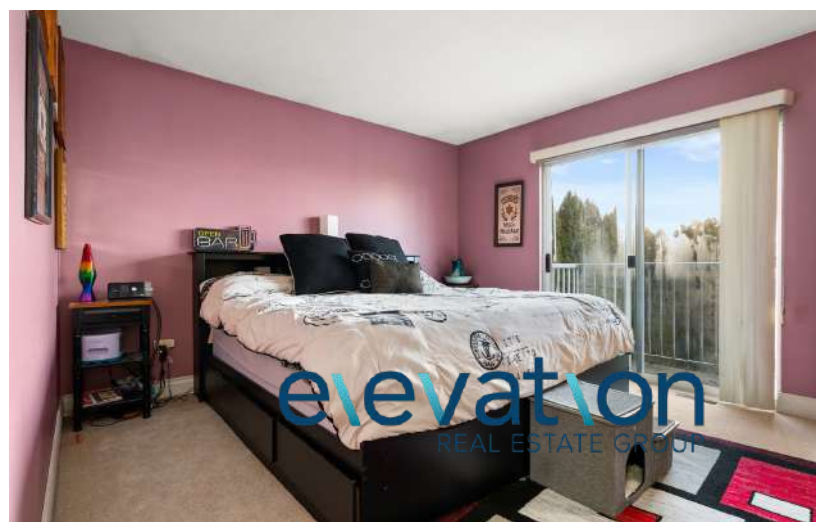


JOEL SCHACTER *PREC
TYLER SCHACTER *PREC

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











WALK SCORE

Walk Score
30

Car-Dependant

Most errands require a car.

Transit Score
54

Good Transit

Many nearby public transportation options.

Bike Score
53

Bikeable

Some bike infrastructure.

COMMUTE to downtown Langley



5 min



14 min



11 min



40 min

SCHOOL CATCHMENT

Latimer Road

19233 - 60 Avenue Surrey,

BC V3S 2T5

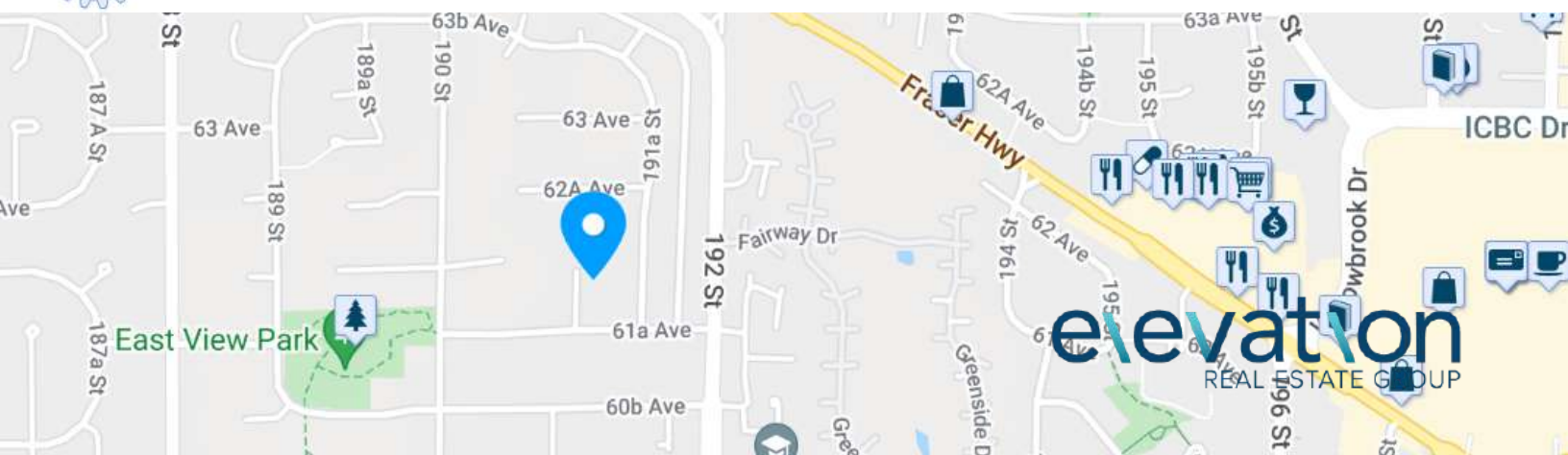
(604) 576-9184

Clayton Heights

7003 - 188 Street, Surrey

BC, V4N 3G6

(604) 576-4138



604-704-8551

info@elevationrealestate.ca
www.elevationrealestate.ca

Main Floor:	1,509 sq.ft.
Lower Floor:	1,509 sq.ft.
Total Livable:	3,018 sq.ft.

Garage:	437 sq.ft.
Grand Total:	3,455 sq.ft.

Patio:	315 sq.ft.
Deck:	328 sq.ft.
Balcony:	21 sq.ft.
Total Extras:	664 sq.ft.

TREELAND
REALTY

ALL THE RAGE



MEASURED ON: (2022-04-06)

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
R2676007
Board: F
House/Single Family

6170 191 STREET

Cloverdale
Cloverdale BC
V3S 8C8

Residential Detached

\$1,699,900 (LP)

(SP) 



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **59.02**
Frontage(metres): **17.99**
Depth / Size: **144.19**
Lot Area (sq.ft.): **8,490.00**
Lot Area (acres): **0.19**
Flood Plain: **No**
View: **Yes: Mountains**
Complex/Subdiv:
Services Connected: **Electricity, Natural Gas, Water**

If new, GST/HST inc?:
Bedrooms: **4**
Bathrooms: **3**
Full Baths: **3**
Half Baths: **0**
Rear Yard Exp:
P.I.D.: **009-434-283**

Original Price: **\$1,850,000**
Approx. Year Built: **1988**
Age: **34**
Zoning: **RF**
Gross Taxes: **\$4,307.84**
For Tax Year: **2021**
Tax Inc. Utilities?: **No**
Tour: [Virtual Tour URL](#)

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow, Rancher/Bungalow w/Bsmt.**

Construction: **Other**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **3 Blocks**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No**

Dist. to School Bus: **3 Blocks**
Land Lease Expiry Year:

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**
Legal: **LOT 13 SECTION 9 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 76601**

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

Fixtures Rmvd: **No**

Floor Finish: **Laminate, Vinyl/Linoleum, Carpet**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Dishwasher, Garage Door Opener, Stove**

Finished Floor (Main):	1,509	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	# Pcs
Finished Floor (Above):	0	Main	Foyer	5'8 x 9'6	Below	Workshop	20'1 x 11'5	Floor	4
Finished Floor (AbvMain2):	0	Main	Living Room	12'9 x 15'5	Below	Flex Room	10'2 x 13'4	Main	3
Finished Floor (Below):	1,509	Main	Dining Room	12'9 x 8'10	Below	Bar Room	9'4 x 8'8	Main	3
Finished Floor (Basement):	0	Main	Kitchen	9'7 x 9'4			x	Below	3
		Main	Family Room	11'0 x 13'7			x		
Finished Floor (Total):	3,018sq. ft.	Main	Laundry	7'7 x 5'0			x		
Unfinished Floor:	0	Main	Bedroom	10'1 x 9'11			x		
Grand Total:	3,018sq. ft.	Main	Bedroom	10'1 x 10'0			x		
		Main	Master Bedroom	13'6 x 11'11			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	5'2 x 5'8			x		
Suite:None		Below	Bedroom	18'5 x 19'1			x		
Basement:Full, Fully Finished, Separate Entry		Below	Storage	12'6 x 4'10			x		
		Below	Family Room	19'8 x 15'7			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 16	MHR#:		CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:							

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

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elevation
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