

# 6361 SUNDANCE DRIVE

3 BEDROOM | 3 BATHROOM | TOTAL AREA: 2,057 SQFT



Welcome to this lovely cul-de-sac home backing onto farmland & walking trails! This home has a BRAND NEW ROOF & BRAND NEW SIDING around the whole house giving it a modern farmhouse look! Main floor offers bamboo flooring throughout & open concept kitchen, living & dining room. The large covered patio with natural gas BBQ extends your living space outdoors to entertain guests & enjoy the sunset views. The lower floor features a laundry room, bathroom, rec room & family room complete with natural gas fireplace. This lower level could be easily suited to add a mortgage helper if desired. BONUS sunroom off the rec room has its own natural gas fireplace and is the perfect spot to wind down at the end of the day, don't forget about the hot tub as the cherry on top of this beautiful property!



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**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**DONAVON ASH**

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











# WALK SCORE

Walk Score

29

## Car Dependent

Most errands require a car

Transit Score

45

## Some Transit

A few nearby public transportation

Bike Score

65

## Bikeable

Some biking infrastructure

# SCHOOL CATCHMENT

## Don Christian Elementary (K-7)

6265 184 Street

Surrey, B.C. V3S 8E6

(604) 576-1381

## Lord Tweedsmuir (8-12)

6151 180 Street

Surrey, B.C. V3S 4L5

(604) 574-7407

## COMMUTE to Downtown Cloverdale



6 min



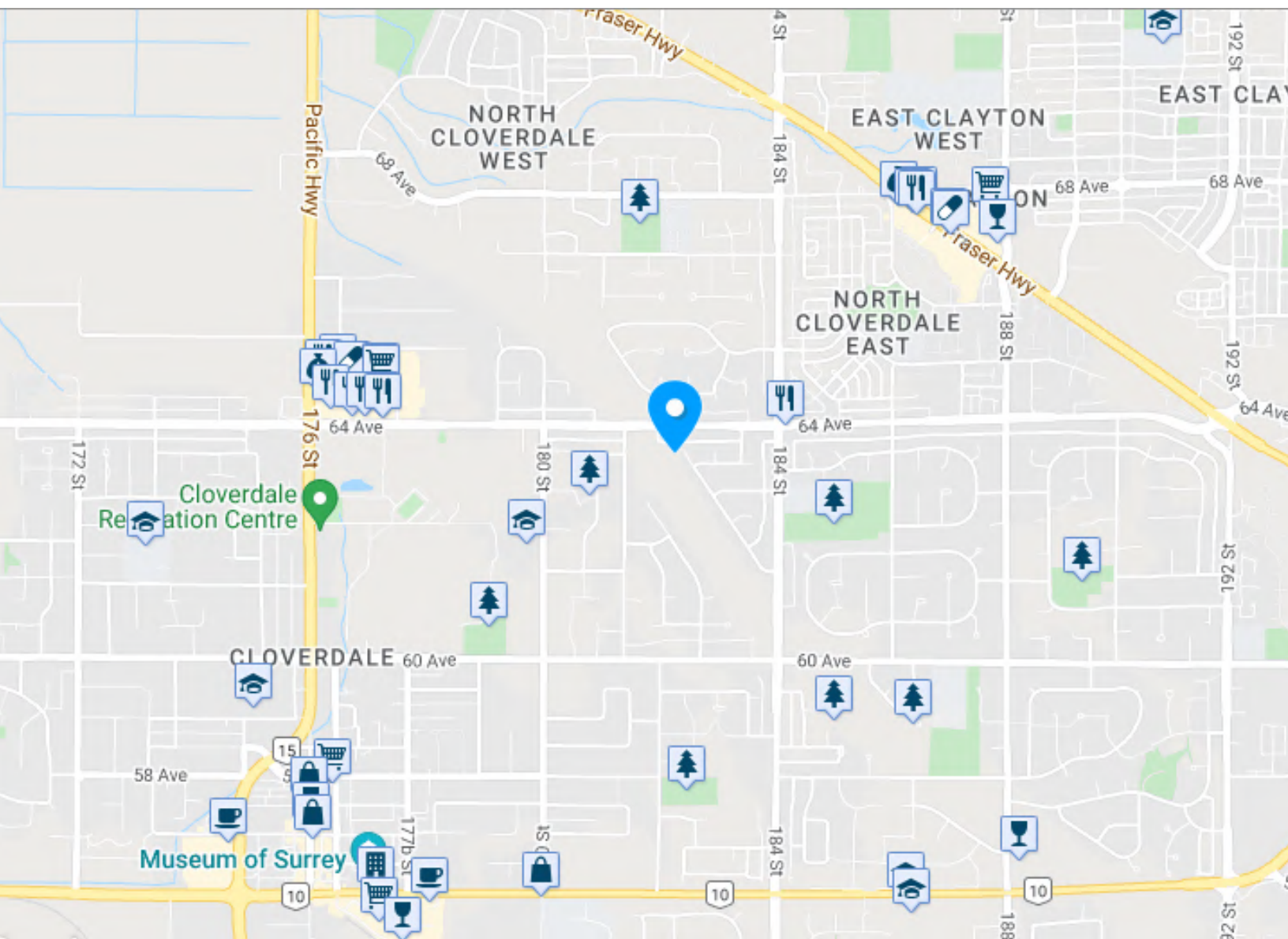
9 min



21 min



34 min



**604-704-8551**

info@elevationrealestate.ca  
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Main Floor: 1,137 sq. ft.  
Lower Floor: 730 sq. ft.

**Total Livable:** 1,867 sq.ft.

Solarium: 190 sq.ft.  
Garage/ Storage: 500 sq.ft.

**Grand Total:** 2,557 sq.ft.

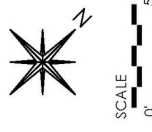
Ext. Storage: 48 sq.ft.  
Decks: 295 sq.ft.

**Total Extras:** 343 sq.ft.

Ceiling Height: 8'-0"



Scan QR Code to view  
Virtual Walkthrough



**6361 Sundance Dr, Surrey**






## Main Floor Plan

Floor Area: 1137 sq.ft.

## Lower Floor Plan

Floor Area: 730 sq.ft.

MEASURED ON: (2022-04-14)

 [info@pixlworks.com](mailto:info@pixlworks.com)
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 604.329.5788

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.



**R2687259**

Board: F

House/Single Family

**6361 SUNDANCE DRIVE**Cloverdale  
Cloverdale BC  
V3S 8A9

Residential Detached

**\$1,479,000** (LP) (SP) 

Sold Date:

Meas. Type: **Feet**  
 Frontage(feet): **42.47**  
 Frontage(metres): **12.94**  
 Depth / Size: **94.16**  
 Lot Area (sq.ft.): **8,408.00**  
 Lot Area (acres): **0.19**  
 Flood Plain: **No**  
 View: **No :**

If new, GST/HST inc?:

Bedrooms: **3**  
 Bathrooms: **3**  
 Full Baths: **2**  
 Half Baths: **1**  
 Rear Yard Exp: **West**  
 P.I.D.: **003-155-137**

Original Price: **\$1,479,000**

Approx. Year Built: **1982**  
 Age: **40**  
 Zoning: **RF**  
 Gross Taxes: **\$3,592.95**  
 For Tax Year: **2021**  
 Tax Inc. Utilities?: **No**  
 Tour: [Virtual Tour URL](#)

Complex/Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer**Sewer Type: **City/Municipal**Water Supply: **City/Municipal**Style of Home: **2 Storey, Basement Entry**Construction: **Frame - Wood**Exterior: **Vinyl**Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **2** R.I. Fireplaces:Fireplace Fuel: **Natural Gas**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**Type of Roof: **Asphalt**Legal: **LOT 377 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 62770**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Property Disc.: **Yes**Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Laminate, Tile, Carpet**Total Parking: **6** Covered Parking: **2** Parking Access: **Front**Parking: **Garage; Double**Driveway Finish: **Concrete**Dist. to Public Transit: **2 Blocks**Title to Land: **Freehold NonStrata**Dist. to School Bus: **2 Blocks**

Land Lease Expiry Year:

Amenities: **In Suite Laundry, Storage, Workshop Detached**Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm, Storage Shed**

Finished Floor (Main):	1,137	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'5 x 11'11			x	Floor
Finished Floor (AbvMain2):	0	Main	Dining Room	8'9 x 14'10			x	Main
Finished Floor (Below):	730	Main	Kitchen	15'7 x 10'3			x	Main
Finished Floor (Basement):	0	Main	Bedroom	9'2 x 10'1			x	Below
		Main	Bedroom	11'0 x 10'1			x	
Finished Floor (Total):	1,867 sq. ft.	Main	Master Bedroom	11'0 x 12'8			x	
Unfinished Floor:	190	Below	Foyer	7'0 x 10'5			x	
Grand Total:	2,057 sq. ft.	Below	Family Room	13'8 x 13'5			x	
		Below	Recreation Room	15'8 x 11'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Solarium	15'10 x 10'8			x	
Suite: <b>None</b>		Below	Laundry	12'2 x 5'5			x	
Basement: <b>Fully Finished</b>		Below	Storage	7'5 x 5'5			x	
				x			x	

Crawl/Bsmt. Height:

# of Levels: **2**

Manuf Type:

Registered in MHR?:

PAD Rental:

# of Kitchens: **1**# of Rooms: **12**

MHR#:

CSA/BCE:

Maint. Fee:

ByLaw Restrictions:

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**RE/MAX** Treeland Realty

