Cloverdale, Cloverdale BC 18951 55A AV, V3S 6X1					MLS# F1312635 Resider								
	AT, 100 (			List	Price:	\$738,000							Activ
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					ntage: oth/Size:	115.00 ft 53	Bedrooms:			7	PID:	027-184	
	<u> </u>	La			Area SqFt:	6009.00	Bathrooms: Full Baths:			5	Type: Age at List Date	-	Single Family
					r Yard Exp:	SE	Half Baths:			5	Approx Yr Blt:	2008	
					as Type:	Feet	If New GST/	/HST	Incl:		Taxes:	\$4,002	(2012)
Alassia Lange Ve			-1-1	Floo	od Plain:		Zoning:			RF			
13	77	and the second second		Viev	w:	Ν							
L.			-	Ser	v. Connected:	Community, V	Water, Elect	tricit	ty, Na	atural Ga	s, Sanitary Sew	er, Storm S	Sewer
Style of Home:	2 Storey w	-					Total Parking	-		4	Covered	Parking:	2
Construction: Foundation:	Frame - Wo Concrete Po		•				Parking Acce			Side	arking, Garage		
-oundation: Exterior:	Mixed, Stor		ľ				Parking Facil	nues	•	VISICOF P	ai kiliy, Garage	, Double	
Rainscreen:		-		R,	/I Plumbing:		Dist to Publi	c Tra	ns:	1 block	Dist to S	School Bus:	3 blocks
Type of Roof:	Asphalt			-	N/		Possession:	J.		Fue -1	l NonChurt		
Renovations: Flooring:	Laminate, 1	Tile, Wal	II/V		eno Year: i <b>xed</b>		Title to Land Seller's Inter				d NonStrata red Owner		
Water Supply:	City/Munic		, •	- un/ 141			Mortgage In			-	as Clear Title		
Heat/Fuel:	Radiant, Na	atural Ga	as			_							
No. of Fireplaces: Fireplace Fuel:	2 Gas - Natur	rəl		R/	I Fireplaces:	D	Property Dis		ire:	Y			
Outdoor Area:	Fenced Yar		(s)	& Deck	(s)		Out Building	5:					
Pad Rental:		.,	,		(-)								
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features





Sutton Group - WestCoast Realty AN INDEPENDENT MEMBER BROKER Bus: 604.538.8888 Cell: 604.418.5786



evon@evonmayer.com www.evonmayer.com

Fax: 604.538.0237









## 18951 55A Avenue, Cloverdale





Evon Mayer























604.418.5786 evon@evonmayer.com www.evonmayer.com

## 18951 55A Avenue, Cloverdale





CLOVERDALE HILLS with Mountain View: Beautiful 3,752 sqft - 7 bedroom/ 5 Bathroom home on 6,009 sqft lot. Granite Entry. Gourmet Kitchen, granite, stainless, maple cabinets. Living room has vaulted ceiling, gas fireplace. QUALITY MATERIALS and Finishing. Spacious upper level Master Retreat with Spa Ensuite featuring Granite! 400 sqft oversized garage. Side yard has SE exposure and new landscaping. 2-5-10 Warranty. 3 bedroom unauthorized accommodation walk-out below - good Mortgage Helper @ \$1200/month !!!! -GOOD LOCATION! GOOD SCHOOLS.

COMPLIMENTS OF

Evon Mayer

Price	\$738,000
Tax	\$4,002
Style	2 Storey w/bsmt
Bedrooms	7
Bathrooms	5
Size ft <sup>2</sup>	3,752
Lot Size ft <sup>2</sup>	6,009

## Visit www.cotala.com/4992 for the Virtual Tour