


Cloverdale, Cloverdale BC **MLS# F1312635** Residential Detached **Active**  
**18951 55A AV, V3S 6X1**



List Price: **\$738,000**

Complex/Subdiv: **CLOVERDALE**

Frontage: **115.00 ft** Bedrooms: **7** PID: **027-184-676**  
 Depth/Size: **53** Bathrooms: **5** Type: **House/Single Family**  
 Lot Area SqFt: **6009.00** Full Baths: **5** Age at List Date: **5**  
 Rear Yard Exp: **SE** Half Baths: **5** Approx Yr Blt: **2008**  
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$4,002 (2012)**  
 Flood Plain: Zoning: **RF**

View: **N**  
 Serv. Connected: **Community, Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **4** Covered Parking: **2**  
 Construction: **Frame - Wood** Parking Access: **Side**  
 Foundation: **Concrete Perimeter** Parking Facilities: **Visitor Parking, Garage; Double**  
 Exterior: **Mixed, Stone** R/I Plumbing: Dist to Public Trans: **1 block** Dist to School Bus: **3 blocks**  
 Rainscreen: **Asphalt** Possession: **Freehold NonStrata**  
 Type of Roof: **Asphalt** Title to Land: **Registered Owner**  
 Renovations: Reno Year: **Freehold NonStrata**  
 Flooring: **Laminate, Tile, Wall/Wall/Mixed** Seller's Interest: **Registered Owner**  
 Water Supply: **City/Municipal** Mortgage Info: **/ Treat as Clear Title**  
 Heat/Fuel: **Radiant, Natural Gas** Property Disclosure: **Y**  
 No. of Fireplaces: **2** R/I Fireplaces: **0** Out Buildings:  
 Fireplace Fuel: **Gas - Natural**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**

Pad Rental: **N**  
 Fixtures Leas: **N**  
 Fixt Removed: **N**

Legal: **PL BCP31978 LT 7 LD 36 SEC 4 TWP 8**  
 Amenities: **Garden, In Suite Laundry, Storage**  
 Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby, Central Location, Golf Course Nearby**  
 Features Incl: **Garage Door Opener, Jetted Bathtub, Microwave, Smoke Alarm, Windows - Thermo, Vacuum Blt. In, Vacuum R.I., Vaulted Ceiling, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'7 X 15'5	Above	Bedroom	10'11 X 10'8			X
Main F.	Kitchen	14'4 X 14'2	Below	Bedroom	12'8 X 10'			X
Main F.	Dining	11'8 X 10'4	Below	Bedroom	15' X 10'			X
Main F.	Eating Area	15' X 9'6	Below	Laundry	6' X 4'			X
Main F.	Den	11'8 X 10'5	Below	Bedroom	10' X 10'			X
Main F.	Family Room	15' X 12'4	Below	Kitchen	18' X 15'			X
Main F.	Entrance Hall	11' X 7'5	Below	Recreation Room	18'7 X 15'			X
Above	Master Bedroom	17'11 X 15'						X
Above	Bedroom	13'2 X 11'1						X
Above	Bedroom	14'8 X 10'8						X

**Floor Area (SqFt):**

Main Floor Area SqFt: **1,284** Total # Rooms: **17** **Bathrooms:**  
 Finished Floor Up SqFt: **1,184** # Kitchens: **2** 1 **4 Piece; Ensuite: N; Level: Main F.**  
 Finished Floor Down: **1,284** Finished Levels: **3** 2 **5 Piece; Ensuite: Y; Level: Above**  
 Finished Floor Bsmt SqFt: **0** Crawl/Bsmt Height: 3 **4 Piece; Ensuite: Y; Level: Below**  
 Total Finished Floor SqFt: **3,752** Basement Area: **Fully Finished** 4 **4 Piece; Ensuite: N; Level: Above**  
 5 **4 Piece; Ensuite: N; Level: Below**  
 6  
 Unfinished Floor: **0** Suite: **Unauthorized Suite** 7  
 Grand Total Floor Area: **3,752** 8

Listing Broker 1: **Sutton Group-West Coast (W.R.)**  
 Listing Broker 2/3:

**CLOVERDALE with Mountain View: Beautiful 3752sf - 7 bedroom/5 Bathroom home on 6009SF 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! 400sf oversized garage. Side yard has SE exposure and new landscaping. 2-5-10 Warranty. 3 bedroom walk-out below !!!! -GOOD LOCATION! GOOD SCHOOLS.**

LISTING  
**features**

**18951 55A Avenue, Cloverdale**



Sutton Group - WestCoast Realty  
 AN INDEPENDENT MEMBER BROKER

Bus: 604.538.8888  
 Cell: 604.418.5786  
 Fax: 604.538.0237

evon@evonmayer.com  
 www.evonmayer.com

*Evon Mayer*



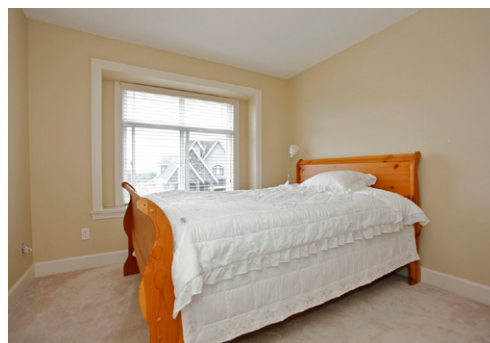
The enclosed information while deemed to be correct, is not guaranteed.  
 This communication is not intended to solicit properties already listed for sale.



**Sutton**<sup>®</sup>

WHITE ROCK  
15595 24 Avenue, White Rock

**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

604.418.5786

evon@evonmayer.com

www.evonmayer.com

Visit [www.cotala.com/4992](http://www.cotala.com/4992) for the Virtual Tour