

Cloverdale, Cloverdale BC
5909 183RD ST, V3S 5P2

MLS# F1304559

Residential Detached
Active



List Price:
 Complex/Subdiv: **Cloverdale Hilltop**
 Frontage: **23.32 ft** Bedrooms: **3** PID: **005-000-670**
 Depth/Size: **33.16** Bathrooms: **2** Type: **House/Single Family**
 Lot Area SqFt: **11,495** Full Baths: **2** Age at List Date: **34**
 Rear Yard Exp: **S** Half Baths: **0** Approx Yr Blt: **1979**
 Meas Type: **Feet** If New GST/HST Inc: **0** Taxes: **\$2,814 (2012)**
 Flood Plain: **No** Zoning: **RF**
 View: **N**
 Serv. Connected: **Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **Rancher/Bungalow** Total Parking: **6** Covered Parking: **2**
 Construction: **Frame - Wood** Parking Access: **Front**
 Foundation: **Concrete Perimeter** Parking Facilities: **RV Parking Avail., Garage; Double**
 Exterior: **Aluminum, Brick**
 Rainscreen: **No** R/I Plumbing: **0** Dist to Public Trans: **0** Dist to School Bus: **0**
 Type of Roof: **Asphalt** Possession: **Freehold NonStrata**
 Renovations: **Addition, Partly** Reno Year: **1991** Title to Land: **Freehold NonStrata**
 Flooring: **Hardwood, Tile, Wall/Wall/Mixed** Seller's Interest: **Registered Owner**
 Water Supply: **City/Municipal** Mortgage Info: **0**
 Heat/Fuel: **Forced Air, Natural Gas** Property Disclosure: **Y**
 No. of Fireplaces: **2** R/I Fireplaces: **0** Out Buildings: **/Workshop Sz: 16 x 12**
 Fireplace Fuel: **Gas - Natural**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Pad Rental: **N**
 Fixtures Lease: **N**
 Fixt Removed: **Y - 3 TV's and mounts**

Legal: **PL 52237 LT 124 LD 36 SEC 8 TWP 8 PART SE 1/4.**
 Amenities: **None**
 Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby, Cul-de-Sac**
 Features Incl: **Garage Door Opener, Microwave, Security System, Storage Shed, Vacuum R.I., Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	23' X 13'			X			X
Main F.	Entrance Hall	8'2 X 6'			X			X
Main F.	Kitchen	13' X 12'			X			X
Main F.	Family Room	15' X 11'9			X			X
Main F.	Master Bedroom	21'9 X 11'			X			X
Main F.	Bedroom	10'2 X 10'			X			X
Main F.	Bedroom	10'11 X 10'4			X			X
Main F.	Solarium	16'4 X 12'6			X			X
Main F.	Laundry	9'6 X 7'4			X			X
		X			X			X

Floor Area (SqFt):
 Main Floor Area SqFt: **1,825** Total # Rooms: **9**
 Finished Floor Up SqFt: **0** # Kitchens: **1**
 Finished Floor Down: **0** Finished Levels: **1**
 Finished Floor Bsmt SqFt: **0** Crawl/Bsmt Height: **0**
 Total Finished Floor SqFt: **1,825** Basement Area: **Crawl, None**
 Unfinished Floor: **0** Suite: **None**
 Grand Total Floor Area: **1,825**

Listing Broker 1: **RE/MAX Treeland Realty**
 Listing Broker 2/3:

SPACIOUS RANCHER LOCATED ON A QUIET CUL-DE-SAC! AMAZING SOUTHERN EXPOSURE. BACKYARD, HOT TUB, GAZEBO & PATIO AREA (PART. COVERED, 25'X27'!), NEW ROOF (\$20K, DEC 2012, WARRANTY), NEWER FURNACE, MAPLE CABINETS IN UPDATED KITCHEN, STAINLESS APPLIANCES INC GAS STOVE, MOVEABLE ISLAND, EATING BAR, SKYLIGHT. FAMILY ROOM OFF THE KITCHEN. SUNROOM/DINING ROOM SURROUNDED W/WINDOWS FOR LOTS OF NATURAL LIGHT (ARTIST'S RETREAT??). MASTER BEDROOM HAS ROOM FOR BIG FURNITURE! ENSUITE BOASTS SOAKER TUB, SEP. SHOWER AND DOUBLE SINKS. DOUBLE FRENCH DOORS OPEN INTO FORMAL LIVING ROOM. FULLY FENCED YARD FEATURES STORAGE SHED, DOG KENNEL, & MATURE TREES FOR PRIVACY. THIS UNIQUE HOME OFFERS A DBL GARAGE PLUS RV PARKING. WALK TO PARK AND SCHOOLS. FABULOUS HOME TO ENTERTAIN IN!!

Tour URL: www.cotala.com/4057

LISTING features

RE/MAX
 Treeland Realty
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Remax Hall of Fame

The enclosed information while deemed to be correct, is not guaranteed.



Tax	\$2,814
Age	34
Style	House
Bedrooms	3
Bathrooms	2
Size	1,825 ft ²
Lot	11,495 ft ²

COMPLIMENTS OF
Tammy Evans
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