











Presented by:

Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-531-1909
www.whiterocklifestyles.com
bcline@shaw.ca



Active
R2440152
Board: F
House/Single Family

6312 187 STREET

Cloverdale
Cloverdale BC
V3S 7W2

Residential Detached

\$1,029,000 (LP)

(SP)



Sold Date: Frontage (feet): **27.60** Original Price: **\$1,029,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2004**
Depth / Size: **105x165** Bathrooms: **2** Age: **16**
Lot Area (sq.ft.): **7,061.00** Full Baths: **2** Zoning: **RF**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,819.51**
Rear Yard Exp: **East** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **025-560-794**
Tour: **Virtual Tour URL**

View: **No :**

Complex / Subdiv: **Eaglecrest**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **Community**

Style of Home: **Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Vinyl**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations: **Partly**

of Fireplaces: **1**

Fireplace Fuel: **Natural Gas**

Water Supply: **Community**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Fenced Yard, Patio(s)**

Type of Roof: **Asphalt**

Reno. Year: **2017**

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail., Visitor Parking**

Dist. to Public Transit: **2**

Dist. to School Bus: **2**

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Hardwood, Tile**

Legal: **LOT 26, PLAN BCP2993, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage, Wheelchair Access**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Security System, Storage Shed,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'1 x 4'11			x			x
Main	Office	9'11 x 8'11			x			x
Main	Great Room	22'8 x 15'4			x			x
Main	Kitchen	12'11 x 5'3			x			x
Main	Dining Room	12' x 11'11			x			x
Main	Master Bedroom	15'11 x 12'			x			x
Main	Walk-In Closet	8'11 x 5'			x			x
Main	Bedroom	11'5 x 9'4			x			x
Main	Bedroom	10'5 x 9'11			x			x
Main	Laundry	12'1 x 4'11			x			x
Finished Floor (Main):	1,941	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	5	Yes	Barn:	
Finished Floor (Below):	0	# of Levels: 1	2	Main	3	No	Workshop/Shed:	
Finished Floor (Basement):	0	Suite: None	3				Pool:	
Finished Floor (Total):	1,941 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 20'x19'1	
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:	
Grand Total:	1,941 sq. ft.	Basement: Crawl	6					
		Beds not in Basement: 3	7					
			8					

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Welcome to Eaglecrest, Cloverdale's most desirable neighbourhood. Located on quiet sunny street. Beautifully renovated in 2017, home builder MJT Contracting. 1,900+sqft rancher, 3 bdrm/2 full bath+den. Superior finishing, custom millwork, built-ins, crowns, solid maple hwd flrs. White cabinets w/quartz surfaces on island, eating area, custom shades. Appl pkg w/gas stove. Entertaining friendly great rm concept w/vaulted ceilings, n/gas f/p. Formal dining rm. East patio w/natural gas hook-up. Master bdrm suite w/5 pc spa inspired ensuite. Over-sized walk-in shower & soaker tub, dble sinks & quartz surfaces. New h/e furnace 2020+ h/water tank. 7000+sqft lot, fenced & landscaped s/east exposure yard. Long Driveway w/dble garage, storage shed, full crawl w/storage. Quiet cul-de-sac.



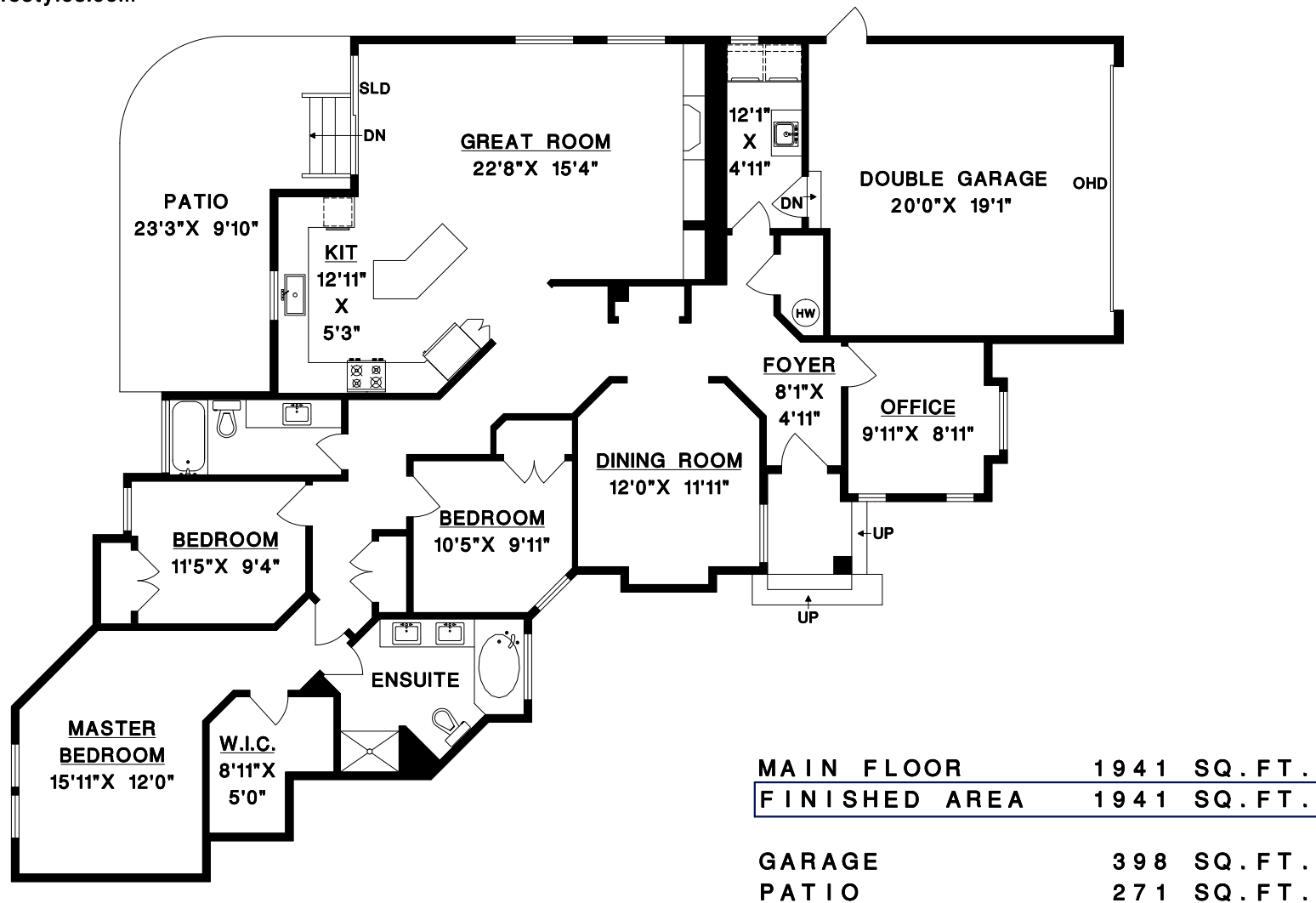
6312 187TH STREET,
SURREY, B.C.

BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com



DRAWN BY: CN
DATE: JUNE 2018
REVISED:



B.C. Land Surveyor's Certificate of Location

PLAN SHOWING FORMS CONSTRUCTED ON LOT 26

SECTION 9 TOWNSHIP 8

N.W.D. PLAN BCP2993

SCALE 1:250

CIVIC ADDRESS

6312 187th STREET

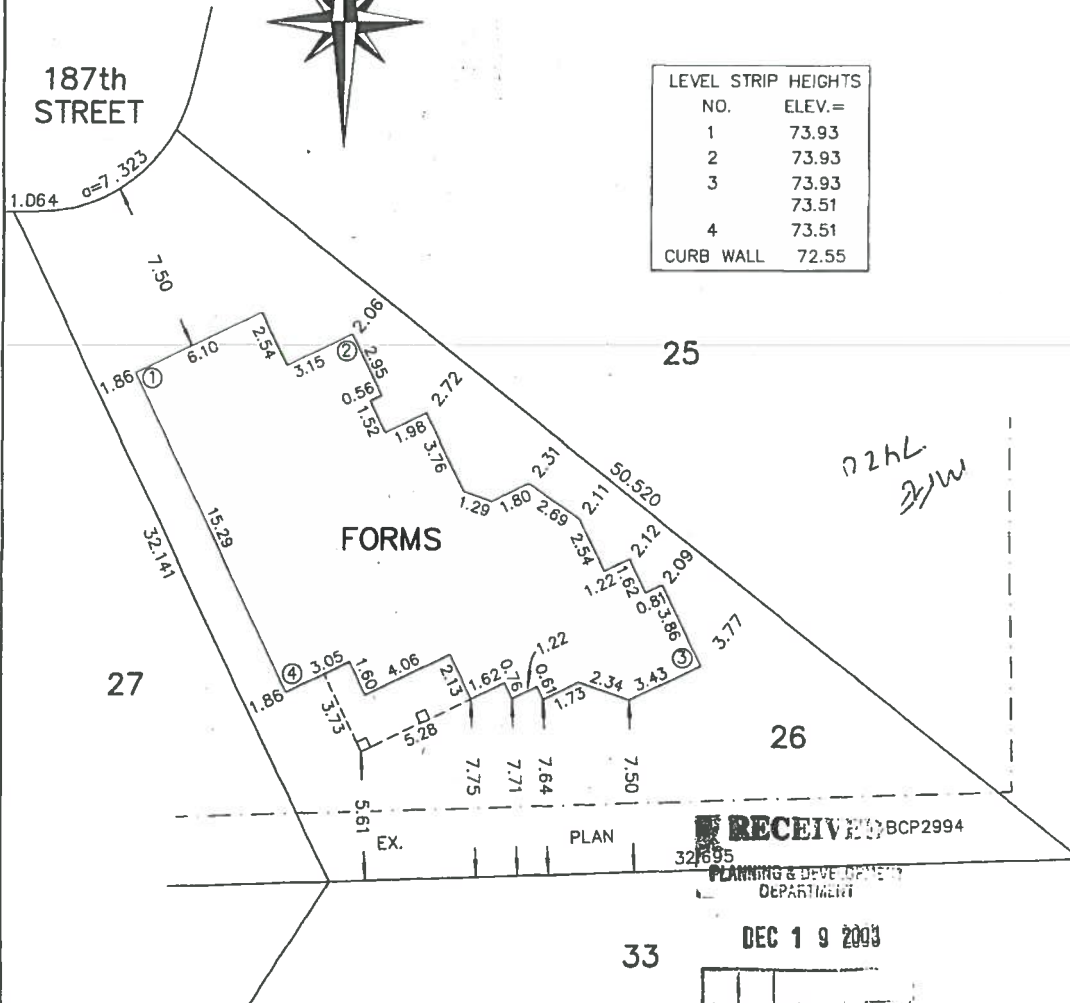
SURREY, B.C.

P.I.D. 025-560-794



187th
STREET

LEVEL STRIP HEIGHTS	
NO.	ELEV. =
1	73.93
2	73.93
3	73.93
	73.51
4	73.51
CURB WALL	72.55



JOHN UNDERWATER & ASSOC.
B.C. LAND SURVEYORS
CLOVERDALE B.C.
Phone 604-574-7311
Fax 604-574-3018

CERTIFIED CORRECT THIS 18th DAY OF
DECEMBER, 2003

[Signature]
B.C.L.S.

CLIENT'S FILE: TERLECKI

NOTES: Property boundary dimensions shown
hereon, are according to the registered plan
and documents.

Distances are in meters and decimals.

This plan is insufficient for the
re-establishing of property boundaries.

We accept no responsibility for unauthorized
use.

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CITY OF SURREY

PLANNING & DEVELOPMENT
BUILDING DIVISION

Telephone: (604) 591-4341
14245 - 56th Avenue, Surrey
British Columbia, Canada V3X 3A2

FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

LOCATED AT 6312-187 ST.

LEGAL LT 26 SC9 T8

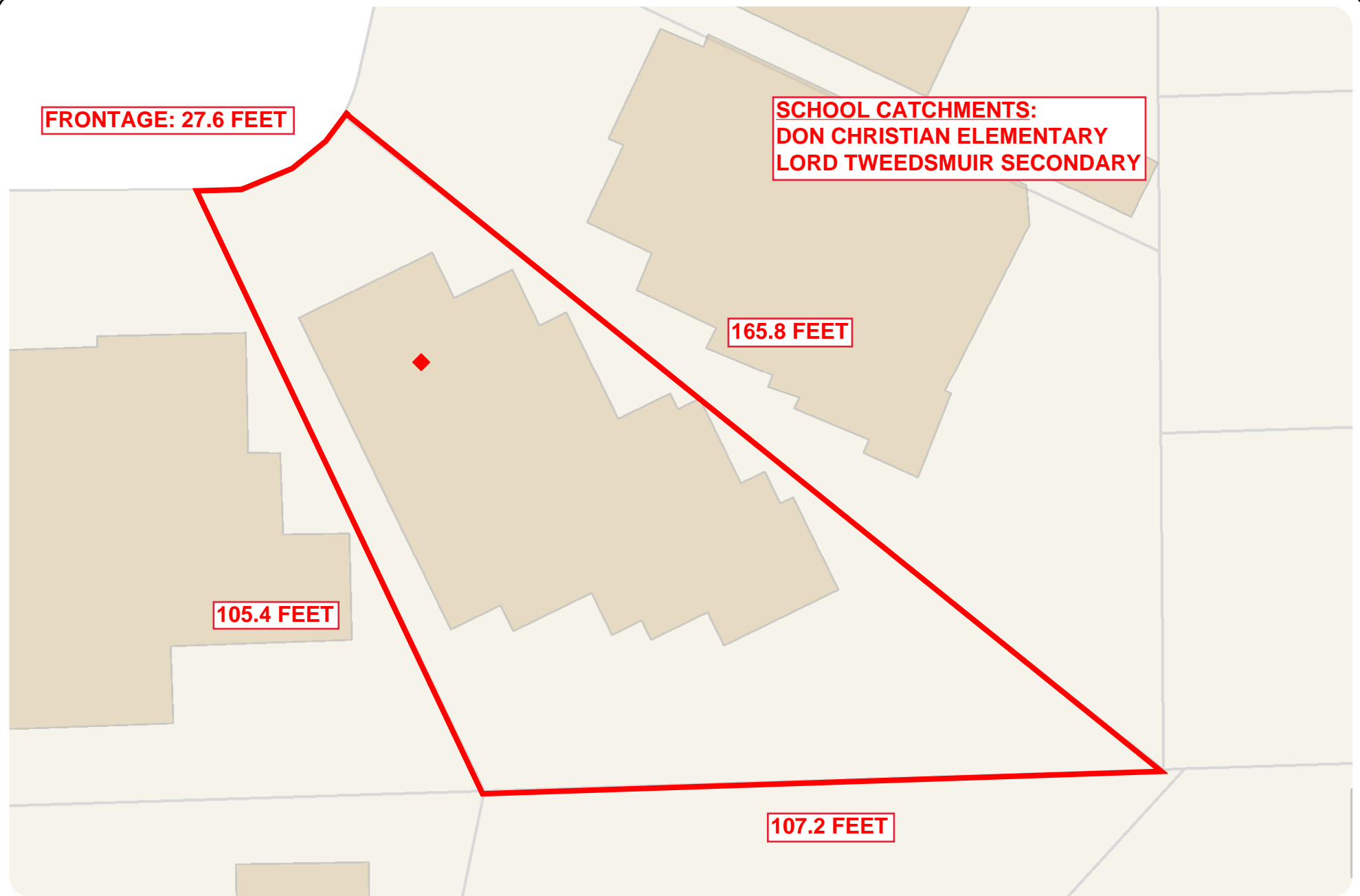
FLBCP 2993.

BUILDING PERMIT No. 03-186910

DATE July 21/04 hse

BUILDING INSPECTOR
PER N.MARACH
MANAGER, BUILDING DIVISION

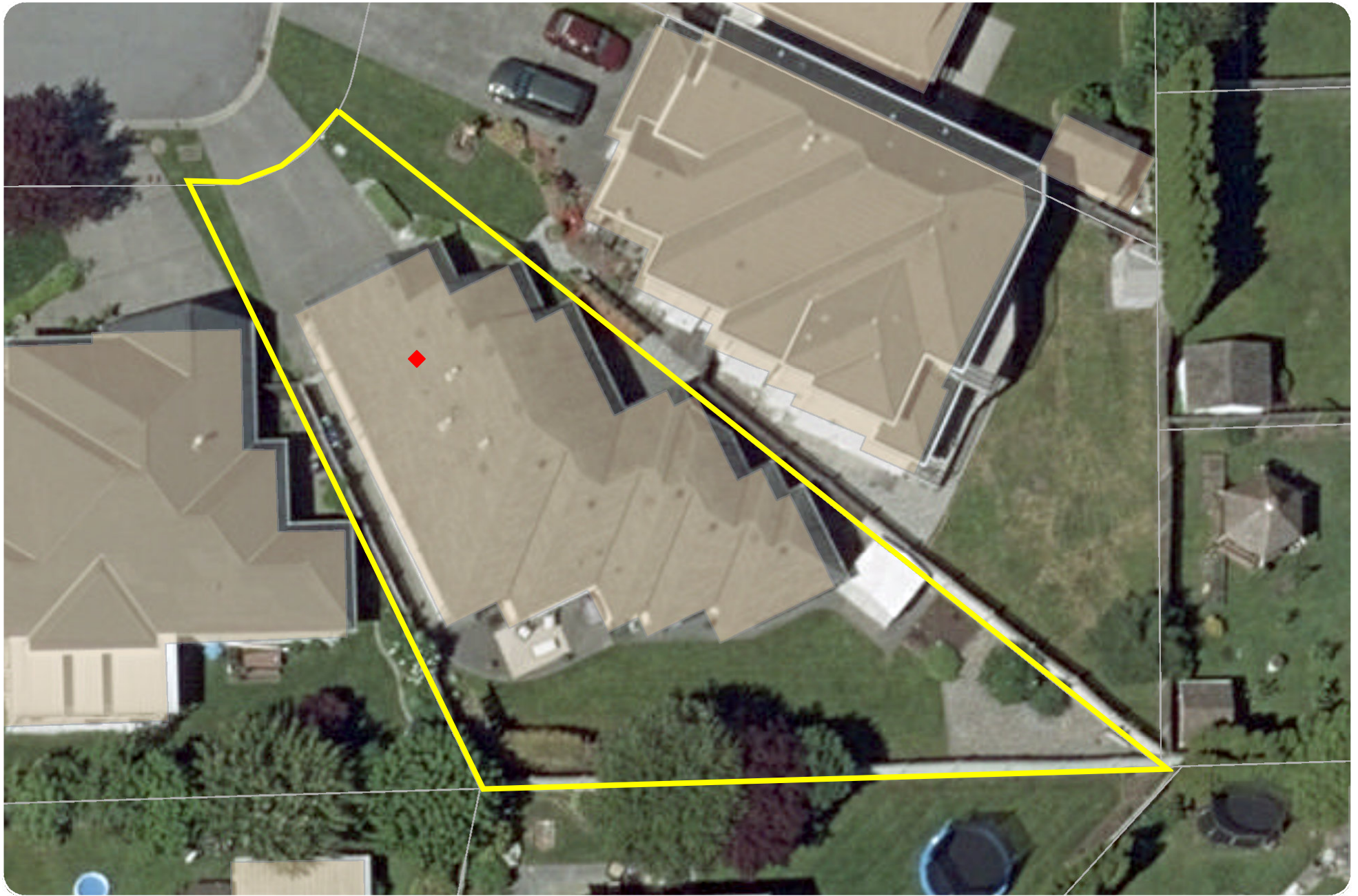
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6312 187 Street

Scale: 1:250





6312 187 Street

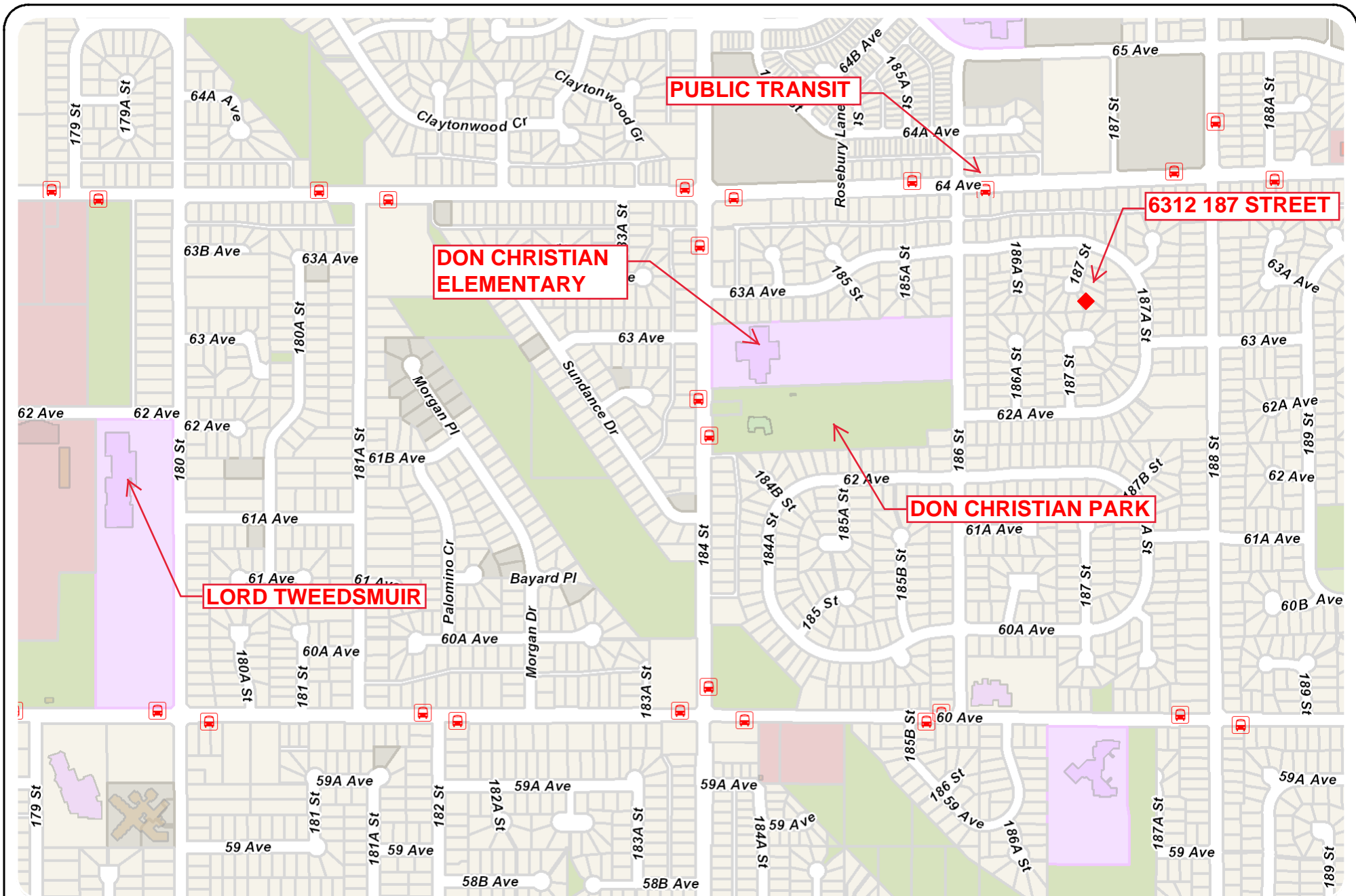
Scale: 1:250

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0 0.0015 0.003 0.006 0.009
km

Map created on: 2018-06-26



6312 187 Street

Scale: 1:8,000



DON CHRISTIAN PARK

Location: 6220 - 184 Street, Surrey BC



About Don Christian Park

Don Christian Park is a large neighbourhood park located between 184 St and 186 St in East Cloverdale. The park was established in the early 90's in coordination with the development of the elementary school.

Within the park you'll find a number of amenities, like

- 2 soccer fields,
- 2 beach volleyball courts,
- a playground,
- basketball court and
- lots of open field and lawn area.

A number of pathways provide access through the park and connections to 184 St and 186 Street. The park is also home to the Don Christian Recreation Centre, which provides a range of programs and activities. Parking for the park and recreation centre is available off 184 Street.