



Presented by:
Don Tebbutt
 Royal LePage - Wolstencroft
 Phone: 604-530-0231
 www.Tebbutt.com
 realservice@tebbutt.com



Active
R2499218
 Board: F
 House/Single Family

18365 63A AVENUE
 Cloverdale
 Cloverdale BC
 V3S 8A8

Residential Detached
\$1,025,000 (LP)
 (SP)



Sold Date: Frontage (feet): **36.90** Original Price: **\$1,025,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1987**
 Depth / Size: Bathrooms: **3** Age: **33**
 Lot Area (sq.ft.): **7,391.00** Full Baths: **3** Zoning: **SF**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,334.85**
 Rear Yard Exp: **Northeast** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **004-512-545**
 Tour:
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 12, PLAN NWP72249, PART NE1/4, SECTION 8, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'1 x 10'7	Bsmt	Family Room	11'2 x 20'11			x
Main	Eating Area	8'7 x 4'3	Bsmt	Office	10'5 x 14'10			x
Main	Dining Room	13'7 x 10'	Bsmt	Bedroom	12' x 9'6			x
Main	Living Room	17'7 x 16'3	Bsmt	Bedroom	13' x 9'6			x
Main	Master Bedroom	13'5 x 12'	Bsmt	Laundry	7' x 8'3			x
Main	Bedroom	9'11 x 14'7			x			x
Main	Bedroom	10'9 x 10'10			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,373	# of Rooms:	12	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	Yes		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	3	No		Workshop/Shed:
Finished Floor (Basement):	1,071	Suite:	None	3	Bsmt	3	No		Pool:
Finished Floor (Total):	2,444 sq. ft.	Crawl/Bsmt. Height:		4			No		Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 3	5			No		Grg Dr Ht:
Grand Total:	2,444 sq. ft.	Basement: Full, Fully Finished, Separate Entry		6			No		
				7			No		
				8			No		

Listing Broker(s): **Royal LePage - Wolstencroft**

Very Well Kept Home in a quite Cloverdale cul-de-sac. This family home has been meticulously cared for by long time owners. 3 Spacious Bedrooms Upstairs, with 2 more in the basement. 3 Full Bathrooms including a nicely Renovated Ensuite Bath. Many other tasteful RENOVATIONS including the Kitchen, Crown Mouldings, Front Door and upstairs Windows. Features a High Efficiency Furnace and NEW Hot Water Tank. Exterior upgrades include Metal Wrapped Fascia Boards and Leaf Guard Gutters. Plenty of outside storage. Large Wrap around back Deck is perfect for entertaining or simply enjoying nature. Backyard is very spacious and a gardeners delight. Lovely water feature and beautiful landscaping. DOUBLE CAR GARAGE and driveway parking. Truly a special opportunity to own such a well cared for home.