

\$898,000

6287 186A Street

- 4 bedrooms & games rm up
- 2604 SF on 9024 SF lot
- Extensively updated family home including stainless appliances & African hardwood flooring
- Close to schools, park, & recreation



M 604-418-5769

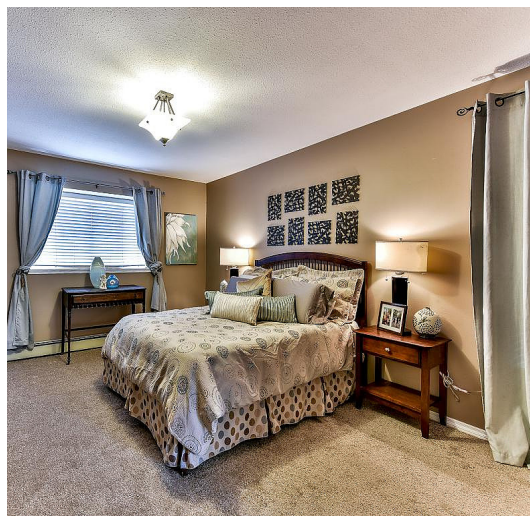
P 604-575-5262

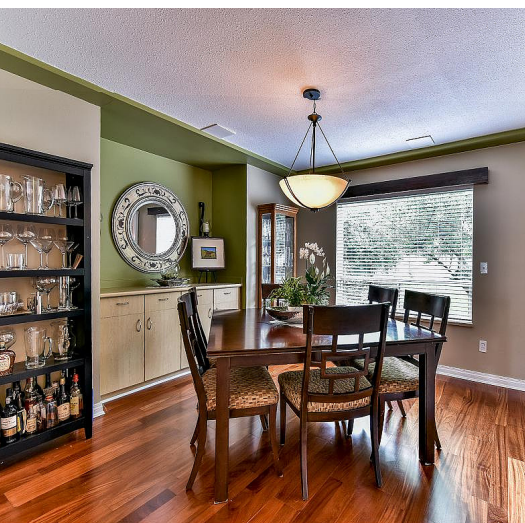
**Measurements are approximate and must be verified by the Buyer or Buyer's Agent.*



EAGLECREST

Gorgeous updated home in sought after Eaglecrest; a 2-storey home on a 9,024 sq ft lot nestled in a quiet cul-de-sac. You will be so impressed from the inside out with this special family home. Amazing Maple kitchen with entertaining-sized island, plus granite, stainless appliances, and a large eating area. Wall-to-wall windows looking into your ultimate private backyard. French doors from the family room to patio, skylights, Hunter Douglas window coverings, Doussie African hardwood floors, and hot water heat. Upstairs has 4 bedrooms plus a games room. The spacious master offers an ensuite with double sinks, jetted tub and XL shower. Top-to-bottom, roof-to-boiler it has all been done! Driveway has lots of parking and cul-de-sac for the kids with park and schools close by.







TRACY CHARLTON

(604) 418-5769

HomeLife Benchmark Realty
(Titus)

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www.tracycharlton.com

TOTAL FINISHED AREA: 2632 SQ.FT. **

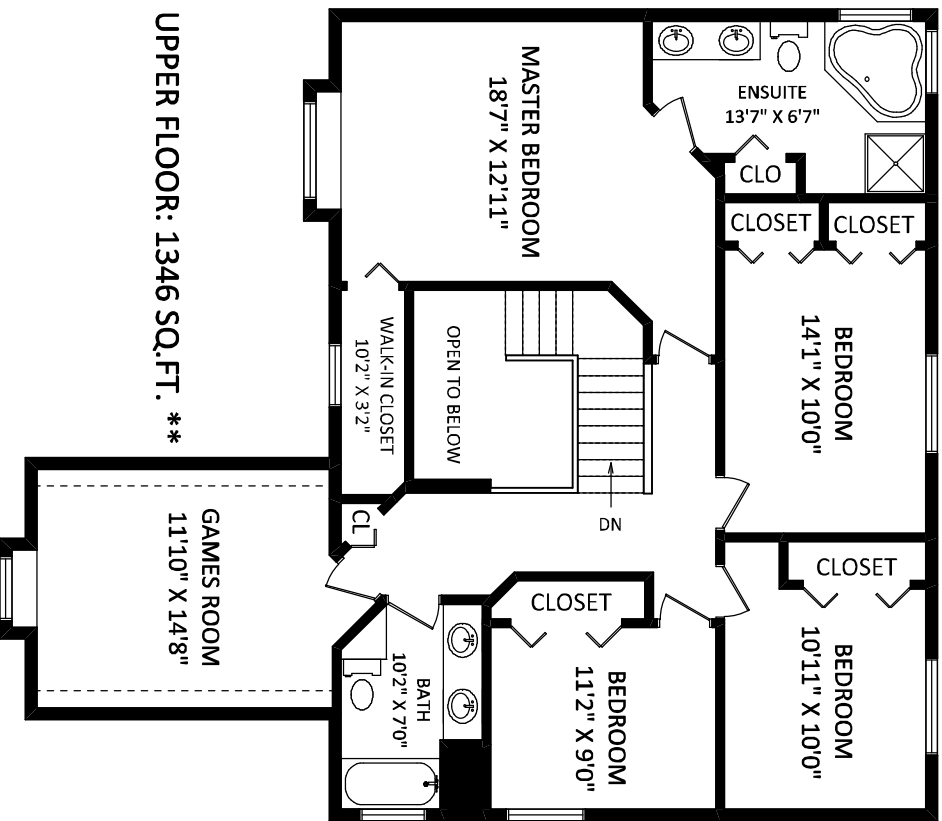
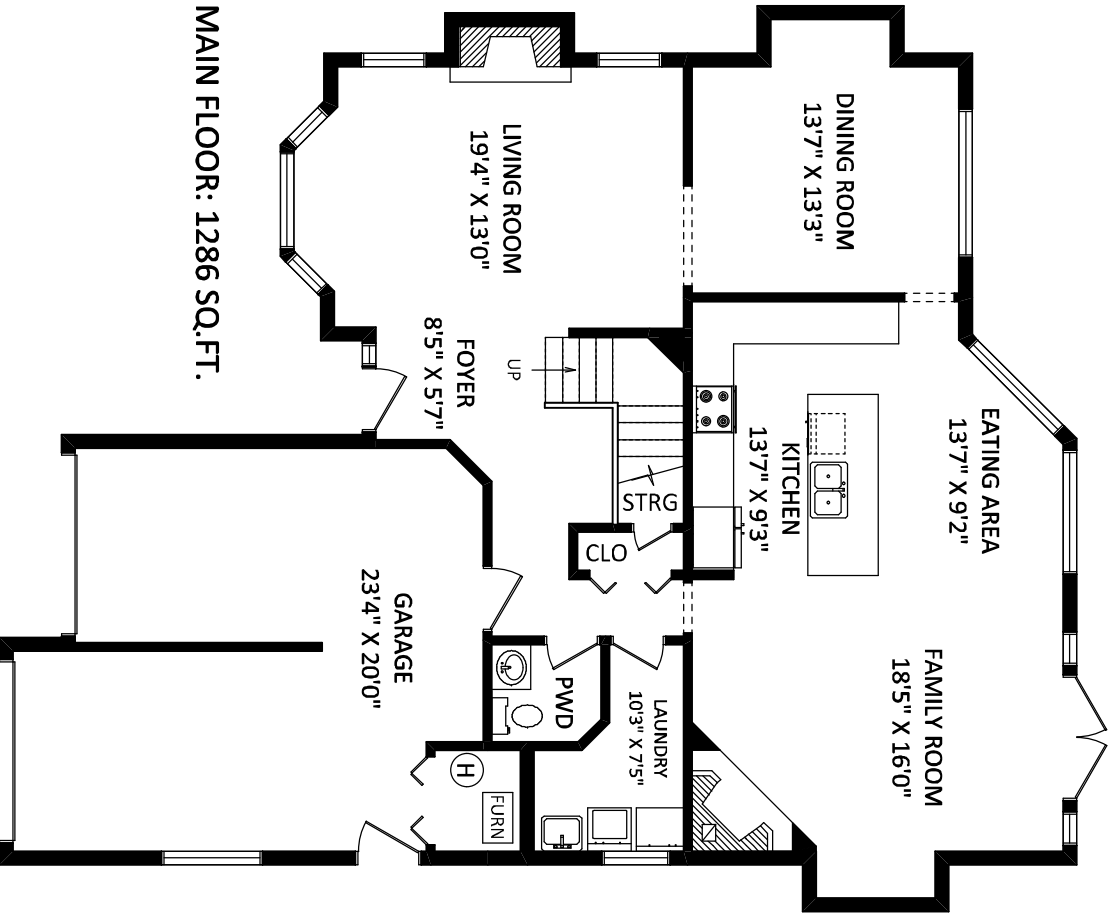
**INCLUDING 43 SQ.FT. OF LOW CEILING AREAS(1),
BOUND BY DOTTED LINES.

6287 186A Street,
Surrey, BC

OTHER AREA(S)

GARAGE:

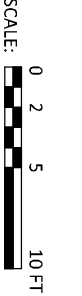
486 SQ.FT.



FLOOR PLAN BY:

APRIL 26, 2016 |
SEE VIRTUAL
TEL: 604-575-1244
www.seevirtual360.com

DISCLAIMER:
1. MEASUREMENTS ARE FOR PROVISIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE. ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE E&O INSURED.
2. FINISHED AREAS ARE ENCLOSED AREAS IN A HOUSE THAT ARE SUITABLE FOR YEAR ROUND USE.
EMERGING WALLS, FLOORS, AND CEILINGS THAT ARE SIMILAR TO THE REST OF THE HOUSE (ANSI Z765-2003)
3. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTOR(S) ON THIS FLOOR PLAN.
4. NOT MEASURED WITH AN ASTERISK (*) OR (APPROX) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT E&O INSURED.





Presented by:
Tracy Charlton
HomeLife Benchmark Titus Rlty

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tcharlton@shaw.ca



Active
R2061145

Board: F
House/Single Family

6287 186A STREET

Cloverdale
Cloverdale BC
V3S 7N7

Residential Detached

\$898,000 (LP)
(SP)



Sold Date:	Frontage (feet):	45.90	Original Price: \$898,000
Depth / Size (ft.): irreg	Bedrooms:	4	Approx. Year Built: 1991
Lot Area (sq.ft.): 9,024.00	Bathrooms:	3	Age: 25
Flood Plain: No	Full Baths:	2	Zoning: RF
Rear Yard Exp: West	Half Baths:	1	Gross Taxes: \$3,452.40
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 012-161-853
			Tour:

View: :
Complex / Subdiv: **Eaglecrest**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed**

Dist. to School Bus:

Legal: **LOT 15 LD 36 SECTION 9 TWP 8 PLAN 79126**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Recreation Nearby**
Features: **Storage Shed, Vacuum R.I., Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'4 x 13'	Above	Bedroom	10'11 x 10'			x
Main	Dining Room	13'7 x 13'3	Above	Bedroom	11'2 x 9'			x
Main	Kitchen	13'7 x 9'3	Above	Games Room	11'10 x 14'8			x
Main	Eating Area	13'7 x 9'2						x
Main	Family Room	18'5 x 16'						x
Main	Laundry	10'3 x 7'5						x
Main	Foyer	8'5 x 5'7						x
Above	Master Bedroom	18'7 x 12'11						x
Above	Walk-In Closet	10'2 x 3'2						x
Above	Bedroom	11'2 x 9'						x

Finished Floor (Main):	1,286	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,346	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	5	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	5	Yes	Pool:
Finished Floor (Total):	2,632 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,632 sq. ft.	Basement: None	6				
			7				
			8				

Listing Broker(s): **HomeLife Benchmark Titus Rlty**

Gorgeous updated home in sought after Eaglecrest, over 9,000 sq ft lot nestled in a quiet cul de sac. You will be so impressed from the inside out with this special family home. Amazing Maple kitchen with entertaining sized island, granite, stainless, large eating area, with wall to wall windows looking into your ultimate private backyard. French doors from family room to patio, skylights, Hunter Douglas window coverings, Doussie African hardwood floors, Hot water heat. Upstairs has 4 bedrooms + games room. Spacious master offers double sinks, jetted tub and XL shower. Top to bottom..roof to boiler it has all been done! Driveway has lots of parking and cul de sac for kids with park and schools close by. Open Saturday April 30th 2:00-4:00 and Sunday May 1st 1-4pm.