

Presented by:

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Active

R2891518

Board: F

House/Single Family

19364 73A AVENUE

Cloverdale
Cloverdale BC
V4N 5Y1

Residential Detached

\$1,649,999 (LP)

(SP)



List Date: 6/6/2024	If new, GST/HST inc?:	Original Price: \$1,649,999
Days On Market: 37	Bedrooms: 6	Approx. Year Built: 2008
Sold Date:	Bathrooms: 4	Age: 16
Meas. Type: Feet	Full Baths: 3	Zoning: RF12
Frontage(feet): 0.00	Half Baths: 1	Gross Taxes: \$5,226.91
Frontage(metres):	Rear Yard Exp:	For Tax Year: 2023
Depth / Size:	P.I.D.: 026-927-373	Tax Inc. Utilities?: No
Lot Area (sq.ft.): 3,488.00	Flood Plain:	Tour:
Lot Area (acres): 0.08		
View: :		
Complex/Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., Basement Entry**

Construction: **Concrete Frame, Frame - Wood**

Exterior: **Mixed, Stone, Vinyl**

Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Natural Gas**

Outdoor Area: **Patio(s) & Deck(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access:

Parking: **Add. Parking Avail., DetachedGrge/Carport**

Driveway Finish:

Dist. to Public Transit: **2**

Dist. to School Bus:

Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

Property Disc.: **Yes**

Fixtures Leased: **No** :

Fixtures Rmvd: :

Floor Finish: **Laminate, Tile**

Legal: **LOT 76, PLAN BCP27707, SECTION 22, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Guest Suite, Shared Laundry, Storage**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main):	1,600	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	892	Main	Living Room	11'9 x 13'	Bsmt	Media Room	12'2 x 24'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'9 x 8'			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	17'1 x 15'2			x	Above 5
Finished Floor (Basement):	1,165	Main	Family Room	13'3 x 13'3			x	Main 4
Finished Floor (Total):	3,657 sq. ft.	Main	Bedroom	10' x 10'			x	Above 4
Unfinished Floor:	0	Main	Laundry	5' x 8'8			x	
Grand Total:	3,657 sq. ft.	Above	Bedroom	11'6 x 15'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	9'11 x 11'4			x	
Suite: Legal Suite		Above	Bedroom	12'11 x 11'2			x	
Basement: Full		Bsmt	Living Room	11'2 x 16'1			x	
		Bsmt	Kitchen	8'2 x 16'1			x	
		Bsmt	Bedroom	8'12 x 14'8			x	
		Bsmt	Bedroom	9' x 11'2			x	

Crawl/Bsmt. Height: # of Levels: **3**

of Kitchens: **2** # of Rooms: **14**

Manuf Type: Registered in MHR?:

MHR#: CSA/BCE:

ByLaw Restrictions:

PAD Rental:

Maint. Fee:

Listing Broker(s): **Coldwell Banker Universe Realty**

Welcome to your Majestic 3 storey home with fully finished 2 bedroom legal suite and theatre room. Master Bedroom extended. 6+ bedrooms & 4 bathrooms. Den/Office/Seniors/Prayer Room + half bath on main with maple cabinets, granite countertops throughout, gleaming white tiles in the kitchen, plus LG/Panasonic Appliances included. Built in Dolby Surround System, Main floor living room, Theatre room. Exquisite laminate hardwood flooring in living + dining room. Built in lighting living room plus auto night lights along staircase. 2 bedroom suite ready to rent plus spacious media/theatre room. Double garage back lane access, covered front/back deck. Walk to Shannon Park, 2021 Built new Madaugh Elementary School, Clayton Heights Secondary, Shopping/Transit. Make your move. VACANT - MOVE IN