

6348 - 187A STREET, SURREY

Welcome to



Eaglecrest home in Cloverdale

Fabulous Eaglecrest location. This spacious 2766 sqft home needs a new family to make it their own. Features two levels of living space with four bedrooms up and a den or bedroom on the main floor, an open concept kitchen and family room, stainless steel appliances, a 4ft crawl space for storage and room for six cars. A beautiful solarium added so you can enjoy your patio all year round. Large garden so bring the kids, pets and your gardening ideas!

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135-19665 64AV. Langley. All information while deemed to be correct is not guaranteed



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Active		6348 187A STREET		Residential Detached	
R2742892		Cloverdale Cloverdale BC V3S 7W2		\$1,399,000 (LP)	
Board: F House/Single Family				(SP)	

Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$1,399,000**

Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1991**

Frontage(feet): **53.25** Bathrooms: **3** Age: **31**

Frontage(metres): **16.23** Full Baths: **2** Zoning: **RF**

Depth / Size: **177.198** Half Baths: **1** Gross Taxes: **\$4,905.03**

Lot Area (sq.ft.): **9,553.00** Rear Yard Exp: **Northeast** For Tax Year: **2022**

Lot Area (acres): **0.22** P.I.D.: **015-846-806** Tax Inc. Utilities?: **No**

Flood Plain: _____ Tour: **Virtual Tour URL**

View: _____

Complex/Subdiv: _____

First Nation Reserve: _____

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

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

Style of Home: 2 Storey		Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood		Parking: Garage; Double		
Exterior: Brick, Vinyl, Wood		Driveway Finish: Concrete		
Foundation: Concrete Perimeter		Dist. to Public Transit: _____		
		Dist. to School Bus: _____		
Renovations: _____		Title to Land: Freehold NonStrata		
		Land Lease Expiry Year: _____		
# of Fireplaces: 2 R.I. Fireplaces: _____		Property Disc.: Yes		
Fireplace Fuel: Natural Gas		Fixtures Leased: No		
Fuel/Heating: Baseboard, Electric, Forced Air		Fixtures Rmvd: Yes :GARDEN SWING SET / WINE COOLER		
Outdoor Area: Fenced Yard, Patio(s)		Floor Finish: Laminate, Other, Tile		
Type of Roof: Asphalt				

Legal: **LOT 19, PLAN NWP84702, PART NW1/4, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: _____

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Security System, Smoke Alarm, Storage Shed, Vacuum - Built In**

Finished Floor (Main):	1,407	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,359	Main	Living Room	18'4 x12'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'3 x9'11			x	Above 5
Finished Floor (Below):	0	Main	Kitchen	13' x9'3			x	Above 4
Finished Floor (Basement):	0	Main	Eating Area	13' x7'6			x	Main 2
Finished Floor (Total):	2,766 sq. ft.	Main	Family Room	16'5 x12'11			x	
Unfinished Floor:	0	Main	Den	10'7 x8'5			x	
Grand Total:	2,766 sq. ft.	Main	Laundry	11'5 x7'3			x	
		Main	Foyer	11'5 x6'2			x	
		Above	Primary Bedroom	16'5 x14'2			x	
		Above	Bedroom	11'4 x11'0			x	
		Above	Bedroom	12'2 x10'10			x	
		Above	Bedroom	19'7 x16'0			x	
		Above	Walk-In Closet	11'1 x4'11			x	

Suite: **None**

Basement: **Crawl**

Crawl/Bsmt. Height: **4'** # of Levels: **2**

of Kitchens: **1** # of Rooms: **13**

Manuf Type: _____

MHR#: _____

ByLaw Restrictions: _____

Registered in MHR?: _____

CSA/BCE: _____

PAD Rental: _____

Maint. Fee: _____

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

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FLOOR PLAN



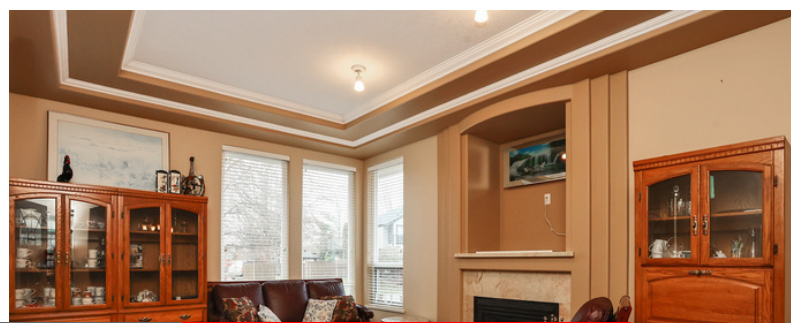
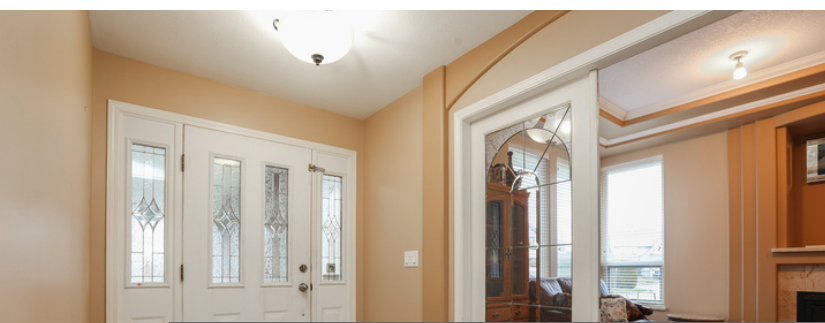
MEASUREMENTS AND LAYOUT ARE NOT TO BE RELIED ON AND SHOULD BE VERIFIED IF IMPORTANT



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PHOTOS



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