Active
R2580929
Board: F , Detached
House/Single Family

6047 BROOKS CRESCENT

Cloverdale
Cloverdale BC
V3S 7L1

$919,900 (LP)
(SP)



Days on Market:	**0**	List Date:	**5/14/2021**	Expiry Date:	**8/31/2021**
Previous Price:	**$0**	Original Price:	**$919,900**	Sold Date:	
Meas. Type:	**Feet**	Frontage (feet):	**40.00**	Approx. Year Built:	**1980**
Depth / Size:	**107.7**	Frontage (metres):	**12.19**	Age:	**41**
Lot Area (sq.ft.):	**4,308.00**	Bedrooms:	**3**	Zoning:	**SFD**
Flood Plain:	**Yes**	Bathrooms:	**3**	Gross Taxes:	**$3,125.00**
Council Apprv?:		Full Baths:	**1**	For Tax Year:	**2020**
Rear Yard Exp:		Half Baths:	**2**	Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**005-401-674**
View:	**:**			Tour:	
Complex / Subdiv:	**Brookswood**				
Services Connected:	**Electricity, Sanitary Sewer, Water**				
Sewer Type:	**City/Municipal**				

Style of Home:	**2 Storey**		
Construction:	**Frame - Wood**		
Exterior:	**Stucco, Wood**		
Foundation:	**Concrete Slab**	CSA/BCE:	
Rain Screen:		Reno. Year:	**2020**
Renovations:	**Other, Partly**	R.I. Plumbing:	
# of Fireplaces:	**1**	R.I. Fireplaces:	
Fireplace Fuel:	**Wood**		
Water Supply:	**City/Municipal**	Metered Water:	
Fuel/Heating:	**Baseboard, Heat Pump**		
Outdoor Area:	**Patio(s)**		
Type of Roof:	**Asphalt**		

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport & Garage, Carport; Multiple, Garage; Single**

Dist. to Public Transit: **5 min walk** Dist. to School Bus: **10 min walk**
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes:**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Registered:
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 288, PLAN NWP56061, SECTION 10, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry, Independent living, Playground, Storage, Workshop Detached**

Site Influences: **Adult Oriented, Central Location, Paved Road, Private Yard, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Storage Shed, Vacuum - Built In**

Municipal Charges
Garbage:
Water:
Dyking:
Sewer:
Other:

Floor	Type	Dimensions
Main	**Living Room**	**15' x 13'8**
Main	**Family Room**	**21'5 x 11'5**
Main	**Dining Room**	**11'4 x 8'7**
Main	**Kitchen**	**11'3 x 8'**
Main	**Laundry**	**9'5 x 7'3**
Above	**Master Bedroom**	**12' x 12'9**
Above	**Bedroom**	**9'5 x 8'2**
Above	**Bedroom**	**11'9 x 8'3**
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**995**
Finished Floor (Above):	**620**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,615 sq. ft.**
Unfinished Floor:	**185**
Grand Total:	**1,800 sq. ft.**

# of Rooms: **8**
# of Kitchens: **1**
# of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**2**	**No**
2	**Above**	**4**	**No**
3	**Above**	**2**	**Yes**
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed: **13 x 8**
Pool:
Garage Sz: **18'5 x 10'**
Grg Door Ht: **8.5FT**

List Broker 1: **Sutton Group-West Coast Realty (Nan) (VIREB) -** List Broker 2:
List Broker 3:
List Desig Agt 1: **Trishna Shienh - 250-667-1014** **trish@shienhrealty.ca**
List Desig Agt 2: 3:
Sell Broker 1:
Sell Sales Rep 1: 2: 3:
Owner: **Amarjit Singh Dhunna, Harpreet Kaur Dhunna**
Commission: **3.5% ON 1ST 100K & 1.25% ON BALANCE IF PROPERTY PHYSICALLY INTRODUCED OTHERWISE BUYER'S AGENT COMMISSION WILL BE 1.75% ON FIRST 100K & 0.62% ON BAL**

Appointments: **Phone L.R. First**
Call: **Trishna Shienh**
Phone: **250-667-1014**

Occupancy: **Owner**

Realtor Remarks: **Fed COVID rules apply. Masks are mandatory. Pls sanitize before entering. 1 realtor/ 2 adults at a time. Leave lights on. Msmt by SeeVirtual 360. Call listing agent for appointments at 250-667-1014.**

Welcome to this lovely home in wonderful & quiet neighbourhood. Lot of updates done which include new laminate floor throughout the house, new baseboards & trims, new paint inside in most areas/all outside, new patio roof in backyard, new split heat pump, garage door opener (WIFI). The house proudly offers 3 bedrooms, 3 baths. The main floor welcomes you with a living room, kitchen with lots of cabinets, dining area, huge family room, laundry & a 2-pc bath. The second floor has generous size master bedroom with a 2-pc ensuite, 2 more bedrooms and a 4-pc bath. The garage door has WIFI opener. Huge levelled backyard for kids to play. Rectangular lot. Public transit close by. Park close by, school close by, and mins of driving to all kinds of shopping places. Don't miss it. Call to see.

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