R2921275 House/Single Family

## 17981 71 AVENUE SURREY

Cloverdale BC, V3S 7C7

Residential	Detached
\$1,645	5,000 (LP)

	Cloverdale BC, V3S 7C7					
Depth/Size (ft):		Bedrooms:	3	Approx. Year Bui	ilt: 2007	7
rontage (ft):	19.13	Bathrooms:	3	Age:	17	
ot Area: (sq.ft.)	5,188.00	Full Baths:	2	Zoning:	RF-1	2
lood Plain:		Half Baths:	1	Gross Taxes:	\$5,4	45.93
Rear Yard Exp:				For Tax Year:	2024	Ļ
/iew:				P.I.D.:	026-	849-321
ityle of Home:	2 Storey w/Bsmt.		Parking:	Total: 4 - Covered	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
xterior:	Vinyl		Parking Access:			
oundation:			Parking:	Garage; Double		
ain Screen:			Locker:	-		
enovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
/ater Supply:	City/Municipal		Title to Land:	Freehold NonStra	ta	
uel/Heating:	Forced Air,Natural Gas	S	Property Disc:	Yes		
Outdoor Area:	Patio(s)		PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:			Fixtures Rmvd:	No		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:		s,Sanitary Sewer,Storm Sewer,Wa 3197, SECTION 17, TOWNSHIP a ve/DW		DISTRICT		
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	Electricity,Natural Gas LOT 18, PLAN BCP26 Central Location	3197, SECTION 17, TOWNSHIP 8 ve/DW		DISTRICT		
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: eatures: sylaw Restric: isting Broker(s):	Electricity,Natural Gas LOT 18, PLAN BCP26 Central Location ClthWsh/Dryr/Frdg/St RE/MAX Treeland Res <b>Type</b>	3197, SECTION 17, TOWNSHIP 8 ve/DW		DISTRICT	Dimen	
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Natural Gas LOT 18, PLAN BCP26 Central Location ClthWsh/Dryr/Frdg/St RE/MAX Treeland Res <b>Type</b> Living Room	s197, SECTION 17, TOWNSHIP a ve/DW alty <b>Dimensions</b> 14'11 x 14'9	3, NEW WESTMINSTER LAND		11'0 x	11'0
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: vylaw Restric: isting Broker(s):	Electricity,Natural Gas LOT 18, PLAN BCP26 Central Location ClthWsh/Dryr/Frdg/St RE/MAX Treeland Res <b>Type</b>	2197, SECTION 17, TOWNSHIP ve/DW alty <b>Dimensions</b> 14'11 x 14'9 7'3 x 11'4	3, NEW WESTMINSTER LAND Floor Above Above	<b>Type</b> Bedroom Bedroom	11'0 x 11'7 x	11'0 10'10
Igmt. Company: complex / Subdiv: ervices Connected: egal: 	Electricity,Natural Gas LOT 18, PLAN BCP26 Central Location ClthWsh/Dryr/Frdg/St RE/MAX Treeland Res <b>Type</b> Living Room	s197, SECTION 17, TOWNSHIP a ve/DW alty <b>Dimensions</b> 14'11 x 14'9	3, NEW WESTMINSTER LAND Floor Above	<b>Type</b> Bedroom	11'0 x	11'0 10'10
Igmt. Company: complex / Subdiv: cervices Connected: egal: umenities: cite Influences: ceatures: cylaw Restric: isting Broker(s): loor lain lain	Electricity,Natural Gas LOT 18, PLAN BCP26 Central Location ClthWsh/Dryr/Frdg/St RE/MAX Treeland Res <b>Type</b> Living Room Dining Room	5197, SECTION 17, TOWNSHIP ve/DW alty Dimensions 14'11 x 14'9 7'3 x 11'4 13' x 16'7 10'0 x 12'9	3, NEW WESTMINSTER LAND Floor Above Above	<b>Type</b> Bedroom Bedroom Games Room Storage	11'0 x 11'7 x 33'11 x 6'11 x	11'0 10'10 ( 15'9 7'8
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main	Electricity,Natural Gas LOT 18, PLAN BCP26 Central Location ClthWsh/Dryr/Frdg/St RE/MAX Treeland Res <b>Type</b> Living Room Dining Room Kitchen	5197, SECTION 17, TOWNSHIP 3 ve/DW alty Dimensions 14'11 x 14'9 7'3 x 11'4 13' x 16'7 10'0 x 12'9 6'8 x 8'8	3, NEW WESTMINSTER LAND Floor Above Below	<b>Type</b> Bedroom Bedroom Games Room	11'0 x 11'7 x 33'11 x	11'0 10'10 ( 15'9 7'8
Igmt. Company: complex / Subdiv: eervices Connected: egal: umenities: site Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain lain	Electricity,Natural Gas LOT 18, PLAN BCP26 Central Location ClthWsh/Dryr/Frdg/St RE/MAX Treeland Rea <b>Type</b> Living Room Dining Room Kitchen Flex Room	5197, SECTION 17, TOWNSHIP ve/DW alty Dimensions 14'11 x 14'9 7'3 x 11'4 13' x 16'7 10'0 x 12'9	3, NEW WESTMINSTER LAND Floor Above Above Below Below	<b>Type</b> Bedroom Bedroom Games Room Storage	11'0 x 11'7 x 33'11 x 6'11 x	11'0 10'10 ( 15'9 7'8
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain bove	Electricity,Natural Gas LOT 18, PLAN BCP26 Central Location ClthWsh/Dryr/Frdg/St RE/MAX Treeland Res <b>Type</b> Living Room Dining Room Kitchen Flex Room Foyer	5197, SECTION 17, TOWNSHIP 3 ve/DW alty Dimensions 14'11 x 14'9 7'3 x 11'4 13' x 16'7 10'0 x 12'9 6'8 x 8'8	3, NEW WESTMINSTER LAND Floor Above Above Below Below	<b>Type</b> Bedroom Bedroom Games Room Storage	11'0 x 11'7 x 33'11 x 6'11 x	11'0 10'10 ( 15'9 7'8
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: eylaw Restric: isting Broker(s): loor lain lain lain lain bove bove	Electricity,Natural Gas LOT 18, PLAN BCP26 Central Location ClthWsh/Dryr/Frdg/St RE/MAX Treeland Res <b>Type</b> Living Room Dining Room Kitchen Flex Room Foyer Primary Bedroom	2197, SECTION 17, TOWNSHIP ve/DW alty Dimensions 14'11 × 14'9 7'3 × 11'4 13' × 16'7 10'0 × 12'9 6'8 × 8'8 12'8 × 14'9	3, NEW WESTMINSTER LAND Floor Above Above Below Below	<b>Type</b> Bedroom Bedroom Games Room Storage	11'0 x 11'7 x 33'11 x 6'11 x 15'10 x	11'0 10'10 ( 15'9 7'8
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain bove bove bove	Electricity,Natural Gas LOT 18, PLAN BCP26 Central Location ClthWsh/Dryr/Frdg/St RE/MAX Treeland Rea <b>Type</b> Living Room Dining Room Kitchen Flex Room Foyer Primary Bedroom Walk-In Closet	2197, SECTION 17, TOWNSHIP 2 ve/DW alty Dimensions 14'11 x 14'9 7'3 x 11'4 13' x 16'7 10'0 x 12'9 6'8 x 8'8 12'8 x 14'9 5'7 x 6'0	3, NEW WESTMINSTER LAND Floor Above Above Below Below Below Below	<b>Type</b> Bedroom Bedroom Games Room Storage Gym	11'0 x 11'7 x 33'11 x 6'11 x 15'10 x	11'0 10'10 ( 15'9 7'8 ( 12'5
Agmt. Company: complex / Subdiv: cervices Connected: egal: menities: cetures: cetures: cetures: cylaw Restric: isting Broker(s): loor lain	Electricity,Natural Gas LOT 18, PLAN BCP26 Central Location ClthWsh/Dryr/Frdg/St RE/MAX Treeland Rea <b>Type</b> Living Room Dining Room Kitchen Flex Room Foyer Primary Bedroom Walk-In Closet	2197, SECTION 17, TOWNSHIP 2 ve/DW alty Dimensions 14'11 x 14'9 7'3 x 11'4 13' x 16'7 10'0 x 12'9 6'8 x 8'8 12'8 x 14'9 5'7 x 6'0 # Of Rooms:	3, NEW WESTMINSTER LAND Floor Above Above Below Below Below Below Below	Type Bedroom Bedroom Games Room Storage Gym Bathroom Floor	11'0 x 11'7 x 33'11 x 6'11 x 15'10 x # of Pieces	11'0 10'10 ( 15'9 7'8 ( 12'5 Ensuite?
Igmt. Company: complex / Subdiv: eervices Connected: egal: umenities: site Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain lain bove bove bove inished Floor (Main): inished Floor (Below):	Electricity,Natural Gas LOT 18, PLAN BCP26 Central Location ClthWsh/Dryr/Frdg/St RE/MAX Treeland Res Living Room Dining Room Kitchen Flex Room Foyer Primary Bedroom Walk-In Closet 960 sqft 1,068 sqft	binensions   14'11 x 14'9   7'3 x 11'4   13' x 16'7   10'0 x 12'9   6'8 x 8'8   12'8 x 14'9   5'7 x 6'0   # Of Rooms:   # Of Kitchens:	3, NEW WESTMINSTER LAND Floor Above Below Below Below Below Below 12 1	<b>Type</b> Bedroom Bedroom Games Room Storage Gym <b>Bathroom Floor</b> Main	11'0 x 11'7 x 33'11 x 6'11 x 15'10 x <b># of Pieces</b> 2	11'0 10'10 ( 15'9 7'8 ( 12'5 Ensuite? No
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor lain lain lain lain lain lain lain lain	Electricity,Natural Gas LOT 18, PLAN BCP26 Central Location ClthWsh/Dryr/Frdg/St RE/MAX Treeland Res Type Living Room Dining Room Kitchen Flex Room Foyer Primary Bedroom Walk-In Closet 960 sqft 1,068 sqft 237 sqft	binensions   14'11 × 14'9   7'3 × 11'4   13' × 16'7   10'0 × 12'9   6'8 × 8'8   12'8 × 14'9   5'7 × 6'0   # Of Rooms:   # Of Kitchens:   # Of Levels:	3, NEW WESTMINSTER LAND Floor Above Above Below Below Below Below 12 1 1 3	Type Bedroom Bedroom Games Room Storage Gym Bathroom Floor Main Above	11'0 x 11'7 x 33'11 x 6'11 x 15'10 x <b># of Pieces</b> 2 5	11'0 10'10 (15'9 7'8 (12'5 <b>Ensuite?</b> No Yes
View: Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Sove Sove Sinished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Jinfinished Floor:	Electricity,Natural Gas LOT 18, PLAN BCP26 Central Location ClthWsh/Dryr/Frdg/St RE/MAX Treeland Res Type Living Room Dining Room Kitchen Flex Room Foyer Primary Bedroom Walk-In Closet 960 sqft 1,068 sqft 237 sqft 0 sqft	S197, SECTION 17, TOWNSHIP (   ve/DW   alty   Dimensions   14'11 × 14'9   7'3 × 11'4   13' × 16'7   10'0 × 12'9   6'8 × 8'8   12'8 × 14'9   5'7 × 6'0   # Of Rooms:   # Of Kitchens:   # Of Levels:   Suite:	3, NEW WESTMINSTER LAND Floor Above Above Below Below Below Below 12 1 1 3	Type Bedroom Bedroom Games Room Storage Gym <b>Bathroom Floor</b> Main Above	11'0 x 11'7 x 33'11 x 6'11 x 15'10 x <b># of Pieces</b> 2 5	11'0 10'10 (15'9 7'8 (12'5 <b>Ensuite?</b> No Yes

Welcome to Provinceton in Cloverdale! Beautiful family home nestled in a quiet cul-de-sac! This 2990 sq ft home features 3 beds/3 baths & versatile flex room. The open kitchen boasts granite counters, ample cupboard space, large island + pantry. Enjoy the luxury of speakers throughout & elegant crown molding. The backyard is an entertainer's dream with a cozy private covered deck, outdoor kitchen, gas hookup, fireplace, hot tub and extra storage under the deck. The partially finished basement is ready for your own creative ideas; plumbed for a suite w/ sep entrance. This home sits on one the largest lots in the subdivision w/ ample parking. Conveniently located near restaurants, amenities & walking distance to the new SkyTrain station. Original owners.

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