16627 63RD AVENUE SURREY

Cloverdale BC, V3S 9L6

) Depth/Size ((ft):		Bedrooms:	8		Approx. Year Bu	uilt: 2005	
rontage (ft		65.51	Bathrooms:	6		Age:	19	
.ot Area: (s	-	6,027.00	Full Baths:	5		Zoning:	SFD	
lood Plain:		,	Half Baths:	1		Gross Taxes:	\$6,52	25.86
Rear Yard Exp:						For Tax Year:	2023	
View:	•					P.I.D.:	025-5	573-870
Style of Hor	ne:	2 Storey w/Bsmt.		Pa	rking:	Total: 5 - Covere	d: 2	
Construction:		Frame - Wood		Co	Covered Parking: 2			
Exterior:		Mixed,Stucco	Pa	rking Access:	Front			
Foundation:			Pa	irking:	Garage; Double			
Rain Screen	1:				cker:			
Renovations	3:			Ur	nits in Dev:			
f of Fireplace		1 - Fuel: Natural Gas		Di	stance to:			
Water Supp	iy:	City/Municipal		Tit	le to Land:	Freehold NonStr	ata	
Fuel/Heating		Forced Air,Natural Gas			operty Disc:	Yes		
Outdoor Are		Patio(s) & Deck(s)			D Rental:			
Type of Roo		Asphalt			ctures Leased:	No		
Floor Finish	12	Laminate, Tile, Wall/Wall/M	lixed,Carpet	Fiz	ctures Rmvd:	No		
Complex / S Services Co Legal:	Subdiv: onnected:	Clover Ridge Electricity,Natural Gas,W LOT 80 SECTION 12 TO		TMINSTER DIST	RICT PLAN BCP3373			
Complex / S Services Co Legal: Amenities: Site Influend Features: Bylaw Restu	Subdiv: onnected: ces: ric:	Electricity,Natural Gas,W	WNSHIP 2 NEW WES ⁻ eation Nearby,Shoppin DW,Garage Door Oper	ng Nearby		ughed In		
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restu Listing Brol	Subdiv: onnected: ces: ric: ker(s):	Electricity,Natural Gas,W LOT 80 SECTION 12 TO Golf Course Nearby,Recr ClthWsh/Dryr/Frdg/Stve/ Coldwell Banker Marquis	WNSHIP 2 NEW WES ⁻ eation Nearby,Shoppin DW,Garage Door Oper e Realty	ng Nearby ner,Hot Tub Spa/S	Swirlpool,Vacuum - Ro		Tuno	Dimonoiono
Complex / S Services Co Legal: Amenities: Site Influend Features: Bylaw Restu Listing Brol	Subdiv: onnected: ces: ric: ker(s): Type	Electricity,Natural Gas,W LOT 80 SECTION 12 TO Golf Course Nearby,Recr ClthWsh/Dryr/Frdg/Stve// Coldwell Banker Marquis Dimensions	WNSHIP 2 NEW WES ⁻ eation Nearby,Shoppin DW,Garage Door Oper e Realty Floor	ng Nearby ner,Hot Tub Spa/S Type	Wirlpool,Vacuum - Ro Dimensions	Floor	Type Walk-In Closet	Dimensions 7'11 x 3'11
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restu Listing Brok Floor Main	Subdiv: onnected: ces: ric: ker(s): Type Kitchen	Electricity,Natural Gas,W LOT 80 SECTION 12 TO' Golf Course Nearby,Recr ClthWsh/Dryr/Frdg/Stve// Coldwell Banker Marquis Dimensions 11'10 x 11'1	WNSHIP 2 NEW WES ⁻ eation Nearby,Shoppin DW,Garage Door Oper e Realty Floor Main	ng Nearby ner,Hot Tub Spa/S Type Foyer	Swirlpool,Vacuum - Ro	Floor Above	Walk-In Closet	7'11 x 3'11
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restu Listing Brok Listing Brok Floor Main Main	Subdiv: connected: ric: ker(s): Type Kitchen Eating Area	Electricity,Natural Gas,W LOT 80 SECTION 12 TO' Golf Course Nearby,Recr ClthWsh/Dryr/Frdg/Stve/I Coldwell Banker Marquis Dimensions 11'10 x 11'1 9'8 x 14'0	WNSHIP 2 NEW WES ⁻ eation Nearby,Shoppin DW,Garage Door Oper e Realty Floor Main Main	ng Nearby ner,Hot Tub Spa/S Type	Swirlpool,Vacuum - Ro Dimensions 8'7 x 3'4 10'3 x 9'6	Floor Above Bsmt	Walk-In Closet Recreation Room	7'11 x 3'11 11'1 x 22'5
Complex / S Gervices Co Legal: Amenities: Site Influence Features: Bylaw Restu Listing Brok Listing Brok Floor Main Main Main	Subdiv: connected: ric: ker(s): Type Kitchen Eating Area Family Room	Electricity,Natural Gas,W LOT 80 SECTION 12 TO' Golf Course Nearby,Recr ClthWsh/Dryr/Frdg/Stve/I Coldwell Banker Marquis Dimensions 11'10 x 11'1 9'8 x 14'0 15'4 x 12'5	WNSHIP 2 NEW WES ⁻ eation Nearby,Shoppin DW,Garage Door Oper e Realty Floor Main Main Above	ng Nearby her,Hot Tub Spa/S Type Foyer Office Bedroom	Wirlpool,Vacuum - Ro Dimensions 8'7 x 3'4 10'3 x 9'6 11'9 x 11'4	Floor Above Bsmt Bsmt	Walk-In Closet Recreation Room Bedroom	7'11 x 3'11 11'1 x 22'5 9'6 x 10'10
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main	Subdiv: connected: ces: ric: ker(s): Type Kitchen Eating Area Family Room Bedroom	Electricity,Natural Gas,W LOT 80 SECTION 12 TO' Golf Course Nearby,Recr ClthWsh/Dryr/Frdg/Stve/I Coldwell Banker Marquis Dimensions 11'10 x 11'1 9'8 x 14'0 15'4 x 12'5 10'1 x 12'5	WNSHIP 2 NEW WES ⁻ eation Nearby,Shoppin DW,Garage Door Oper e Realty Floor Main Main Above Above	ng Nearby her,Hot Tub Spa/S Type Foyer Office Bedroom Bedroom	Wirlpool, Vacuum - Ro Dimensions 8'7 x 3'4 10'3 x 9'6 11'9 x 11'4 9'8 x 10'6	Floor Above Bsmt Bsmt Bsmt	Walk-In Closet Recreation Room Bedroom Dining Room	7'11 x 3'11 11'1 x 22'5 9'6 x 10'10 15'4 x 6'7
Complex / S Services Co Legal: Amenities: Site Influent Features: Bylaw Restr Listing Brol Floor Main Main Main Main Main	Subdiv: pnnected: ces: ric: ker(s): Type Kitchen Eating Area Family Room Bedroom Laundry	Electricity,Natural Gas,W LOT 80 SECTION 12 TO' Golf Course Nearby,Recr ClthWsh/Dryr/Frdg/Stve/I Coldwell Banker Marquis Dimensions 11'10 x 11'1 9'8 x 14'0 15'4 x 12'5 10'1 x 12'5 8'4 x 4'11	WNSHIP 2 NEW WES ⁻ eation Nearby,Shoppin DW,Garage Door Oper e Realty Floor Main Above Above Above	ng Nearby her,Hot Tub Spa/S Type Foyer Office Bedroom Bedroom Bedroom	Swirlpool,Vacuum - Ro Dimensions 8'7 x 3'4 10'3 x 9'6 11'9 x 11'4 9'8 x 10'6 13'4 x 12'5	Floor Above Bsmt Bsmt Bsmt Bsmt	Walk-In Closet Recreation Room Bedroom Dining Room Kitchen	7'11 x 3'11 11'1 x 22'5 9'6 x 10'10 15'4 x 6'7 14'9 x 8'9
Complex / S Services Co Legal: Amenities: Site Influend Features: Bylaw Restu Listing Brok Listing Brok Teloor Main Main Main Main Main Main	Subdiv: pnnected: ces: ric: ker(s): Type Kitchen Eating Area Family Room Bedroom Laundry Dining Room	Electricity,Natural Gas,W LOT 80 SECTION 12 TO' Golf Course Nearby,Recr ClthWsh/Dryr/Frdg/Stve// Coldwell Banker Marquis Dimensions 11'10 x 11'1 9'8 x 14'0 15'4 x 12'5 10'1 x 12'5 8'4 x 4'11 13'2 x 10'10	WNSHIP 2 NEW WES eation Nearby,Shoppin DW,Garage Door Oper e Realty Floor Main Main Above Above Above Above	ng Nearby her,Hot Tub Spa/S Type Foyer Office Bedroom Bedroom Bedroom Walk-In Closet	Ewirlpool,Vacuum - Ro Dimensions 8'7 x 3'4 10'3 x 9'6 11'9 x 11'4 9'8 x 10'6 13'4 x 12'5 6'0 x 3'11	Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt	Walk-In Closet Recreation Room Bedroom Dining Room Kitchen Storage	7'11 x 3'11 11'1 x 22'5 9'6 x 10'10 15'4 x 6'7 14'9 x 8'9 9'10 x 6'3
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restu Listing Brok Listing Brok Listing Brok Listing Brok Listing Brok Main Main Main Main Main	Subdiv: pnnected: ces: ric: ker(s): Type Kitchen Eating Area Family Room Bedroom Laundry	Electricity,Natural Gas,W LOT 80 SECTION 12 TO' Golf Course Nearby,Recr ClthWsh/Dryr/Frdg/Stve/I Coldwell Banker Marquis Dimensions 11'10 x 11'1 9'8 x 14'0 15'4 x 12'5 10'1 x 12'5 8'4 x 4'11	WNSHIP 2 NEW WES ⁻ eation Nearby,Shoppin DW,Garage Door Oper e Realty Floor Main Above Above Above	ng Nearby her,Hot Tub Spa/S Type Foyer Office Bedroom Bedroom Bedroom	Swirlpool,Vacuum - Ro Dimensions 8'7 x 3'4 10'3 x 9'6 11'9 x 11'4 9'8 x 10'6 13'4 x 12'5	Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt	Walk-In Closet Recreation Room Bedroom Dining Room Kitchen	7'11 x 3'11 11'1 x 22'5 9'6 x 10'10 15'4 x 6'7 14'9 x 8'9
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main	Subdiv: prinected: ric: ker(s): Type Kitchen Eating Area Family Room Bedroom Laundry Dining Room Living Room	Electricity,Natural Gas,W LOT 80 SECTION 12 TO' Golf Course Nearby,Recr ClthWsh/Dryr/Frdg/Stve// Coldwell Banker Marquis Dimensions 11'10 x 11'1 9'8 x 14'0 15'4 x 12'5 10'1 x 12'5 8'4 x 4'11 13'2 x 10'10 10'10 x 12'8	WNSHIP 2 NEW WES eation Nearby,Shoppin DW,Garage Door Oper e Realty Floor Main Main Above Above Above Above	ng Nearby her,Hot Tub Spa/S Type Foyer Office Bedroom Bedroom Bedroom Walk-In Closet Primary	Swirlpool,Vacuum - Ro Dimensions 8'7 x 3'4 10'3 x 9'6 11'9 x 11'4 9'8 x 10'6 13'4 x 12'5 6'0 x 3'11 11'9 x 16'5	Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt	Walk-In Closet Recreation Room Bedroom Dining Room Kitchen Storage Laundry	7'11 x 3'11 11'1 x 22'5 9'6 x 10'10 15'4 x 6'7 14'9 x 8'9 9'10 x 6'3
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restu Listing Brok Floor Main Main Main Main Main Main Finished Flo	Subdiv: prinected: ric: ker(s): Type Kitchen Eating Area Family Room Bedroom Laundry Dining Room Living Room	Electricity,Natural Gas,W LOT 80 SECTION 12 TO' Golf Course Nearby,Recr ClthWsh/Dryr/Frdg/Stve// Coldwell Banker Marquis Dimensions 11'10 x 11'1 9'8 x 14'0 15'4 x 12'5 10'1 x 12'5 8'4 x 4'11 13'2 x 10'10 10'10 x 12'8 1,508 sqft	WNSHIP 2 NEW WES eation Nearby,Shoppin DW,Garage Door Oper e Realty Floor Main Above Above Above Above Above Above	ng Nearby her,Hot Tub Spa/S Type Foyer Office Bedroom Bedroom Walk-In Closet Primary Bedroom	Swirlpool,Vacuum - Ro Dimensions 8'7 x 3'4 10'3 x 9'6 11'9 x 11'4 9'8 x 10'6 13'4 x 12'5 6'0 x 3'11 11'9 x 16'5	Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt	Walk-In Closet Recreation Room Bedroom Dining Room Kitchen Storage Laundry	7'11 x 3'11 11'1 x 22'5 9'6 x 10'10 15'4 x 6'7 14'9 x 8'9 9'10 x 6'3 9'10 x 6'10 Ensuite?
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restre Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Kitchen Eating Area Family Room Bedroom Laundry Dining Room Living Room Living Room	Electricity,Natural Gas,W LOT 80 SECTION 12 TO' Golf Course Nearby,Recr ClthWsh/Dryr/Frdg/Stve// Coldwell Banker Marquis Dimensions 11'10 x 11'1 9'8 x 14'0 15'4 x 12'5 10'1 x 12'5 8'4 x 4'11 13'2 x 10'10 10'10 x 12'8	WNSHIP 2 NEW WES eation Nearby,Shoppin DW,Garage Door Oper e Realty Floor Main Above Above Above Above Above Above Above Above	ng Nearby her,Hot Tub Spa/S Type Foyer Office Bedroom Bedroom Bedroom Walk-In Closet Primary Bedroom	Swirlpool,Vacuum - Ro Dimensions 8'7 x 3'4 10'3 x 9'6 11'9 x 11'4 9'8 x 10'6 13'4 x 12'5 6'0 x 3'11 11'9 x 16'5	Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Walk-In Closet Recreation Room Bedroom Dining Room Kitchen Storage Laundry	7'11 x 3'11 11'1 x 22'5 9'6 x 10'10 15'4 x 6'7 14'9 x 8'9 9'10 x 6'3 9'10 x 6'10
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: pnnected: ces: ric: ker(s): Type Kitchen Eating Area Family Room Bedroom Laundry Dining Room Living Room Living Room cor (Main): por (Above): por (Below):	Electricity,Natural Gas,W LOT 80 SECTION 12 TO' Golf Course Nearby,Recr ClthWsh/Dryr/Frdg/Stve/I Coldwell Banker Marquis Dimensions 11'10 x 11'1 9'8 x 14'0 15'4 x 12'5 10'1 x 12'5 8'4 x 4'11 13'2 x 10'10 10'10 x 12'8 1,508 sqft 1,102 sqft	WNSHIP 2 NEW WES eation Nearby,Shoppin DW,Garage Door Oper e Realty Floor Main Above Above Above Above Above Above Above Above Above Above Above Above	ng Nearby her,Hot Tub Spa/S Type Foyer Office Bedroom Bedroom Bedroom Walk-In Closet Primary Bedroom 24 2 3	Swirlpool,Vacuum - Ro Dimensions 8'7 x 3'4 10'3 x 9'6 11'9 x 11'4 9'8 x 10'6 13'4 x 12'5 6'0 x 3'11 11'9 x 16'5	Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Walk-In Closet Recreation Room Bedroom Dining Room Kitchen Storage Laundry	7'11 x 3'11 11'1 x 22'5 9'6 x 10'10 15'4 x 6'7 14'9 x 8'9 9'10 x 6'3 9'10 x 6'10 Ensuite? No
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restu Listing Brok Fioor Main Main Main Main Main Main Main Main	Subdiv: pnnected: ces: ric: ker(s): Type Kitchen Eating Area Family Room Bedroom Laundry Dining Room Living Room Living Room cor (Main): por (Above): por (Below): por (Bsmt):	Electricity,Natural Gas,W LOT 80 SECTION 12 TO' Golf Course Nearby,Recr ClthWsh/Dryr/Frdg/Stve/I Coldwell Banker Marquis Dimensions 11'10 x 11'1 9'8 x 14'0 15'4 x 12'5 10'1 x 12'5 8'4 x 4'11 13'2 x 10'10 10'10 x 12'8 1,508 sqft 1,102 sqft 0 sqft	WNSHIP 2 NEW WES eation Nearby,Shoppin DW,Garage Door Oper e Realty Floor Main Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above	ng Nearby her,Hot Tub Spa/S Type Foyer Office Bedroom Bedroom Walk-In Closet Primary Bedroom 24 2 3 Ur	Dimensions 8'7 x 3'4 10'3 x 9'6 11'9 x 11'4 9'8 x 10'6 13'4 x 12'5 6'0 x 3'11 11'9 x 16'5	Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Walk-In Closet Recreation Room Bedroom Dining Room Kitchen Storage Laundry r # of Pieces 2 5	7'11 x 3'11 11'1 x 22'5 9'6 x 10'10 15'4 x 6'7 14'9 x 8'9 9'10 x 6'3 9'10 x 6'10 Ensuite? No Yes
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: pnnected: ces: ric: ker(s): Type Kitchen Eating Area Family Room Bedroom Laundry Dining Room Living Room Living Room cor (Main): por (Above): por (Below): por (Bsmt): por (Total):	Electricity,Natural Gas,W LOT 80 SECTION 12 TO' Golf Course Nearby,Recr ClthWsh/Dryr/Frdg/Stve/I Coldwell Banker Marquis Dimensions 11'10 x 11'1 9'8 x 14'0 15'4 x 12'5 10'1 x 12'5 8'4 x 4'11 13'2 x 10'10 10'10 x 12'8 1,508 sqft 1,102 sqft 0 sqft 1,450 sqft	WNSHIP 2 NEW WES ⁻ eation Nearby,Shoppin DW,Garage Door Oper e Realty Floor Main Above Above Above Above Above Above Above Above Above Suite:	ng Nearby her,Hot Tub Spa/S Type Foyer Office Bedroom Bedroom Walk-In Closet Primary Bedroom 24 2 3 Ur eight:	Dimensions 8'7 x 3'4 10'3 x 9'6 11'9 x 11'4 9'8 x 10'6 13'4 x 12'5 6'0 x 3'11 11'9 x 16'5	Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Walk-In Closet Recreation Room Bedroom Dining Room Kitchen Storage Laundry The of Pieces 2 5 4	7'11 x 3'11 11'1 x 22'5 9'6 x 10'10 15'4 x 6'7 14'9 x 8'9 9'10 x 6'3 9'10 x 6'10 Ensuite? No Yes No
	Subdiv: pnnected: ces: ric: ker(s): Type Kitchen Eating Area Family Room Bedroom Laundry Dining Room Living Room Living Room cor (Main): por (Above): por (Below): por (Below): por (Total): Floor:	Electricity,Natural Gas,W LOT 80 SECTION 12 TO' Golf Course Nearby,Recr ClthWsh/Dryr/Frdg/Stve// Coldwell Banker Marquis 11'10 x 11'1 9'8 x 14'0 15'4 x 12'5 10'1 x 12'5 8'4 x 4'11 13'2 x 10'10 10'10 x 12'8 1,508 sqft 1,102 sqft 0 sqft 1,450 sqft 4,060 sqft	WNSHIP 2 NEW WES eation Nearby,Shoppin DW,Garage Door Oper e Realty Floor Main Above Above Above Above Above Above Above Above Above Above Suite: Crawl/Bsmt He	ng Nearby her,Hot Tub Spa/S Type Foyer Office Bedroom Bedroom Walk-In Closet Primary Bedroom 24 2 3 Ur eight:	Swirlpool,Vacuum - Ro Dimensions 8'7 x 3'4 10'3 x 9'6 11'9 x 11'4 9'8 x 10'6 13'4 x 12'5 6'0 x 3'11 11'9 x 16'5 mauthorized Suite	Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Walk-In Closet Recreation Room Bedroom Dining Room Kitchen Storage Laundry * # of Pieces 2 5 4 4 4	7'11 x 3'11 11'1 x 22'5 9'6 x 10'10 15'4 x 6'7 14'9 x 8'9 9'10 x 6'3 9'10 x 6'10 Ensuite? No Yes No No

Welcome to your dream home in Clover Ridge! This perfect family home features a modern kitchen with stainless steel appliances, ideal for any home chef. The spacious living & dining rooms boast high ceilings, creating an open and airy atmosphere that's great for entertaining. On the main floor, you'll find a convenient guest bedroom & a dedicated home office. Upstairs, there are 4 generously sized bedrooms, including the Primary bedroom w/ a newly renovated ensuite, along w/ 2 full bathrooms. The basement offers a fantastic mortgage helper with a 3-bedroom suite. Enjoy your evenings and weekends relaxing in the hot tub. Ideally located close to parks, a golf course, coffee shops, shopping, & transit, this home offers both convenience & luxury. Don't miss out on this exceptional property!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.