R2895441 House/Single Family

6119 163A STREET SURREY

Cloverdale BC, V3S 3W2

Residential Detached \$1,624,785 (LP)

Depth/Size (ft): 95 Frontage (ft): 37.00 4,112.00 Lot Area: (sq.ft.) Flood Plain: Nο West Rear Yard Exp:

4 Bedrooms: Bathrooms: 4 **Full Baths:** 3 Half Baths:

Approx. Year Built: 2009 Age: 15 Zoning: RF-12 **Gross Taxes:** \$5,254.46 For Tax Year: 2023 P.I.D.: 027-201-121

Style of Home: 2 Storey w/Bsmt.,3 Storey

Construction: Frame - Wood

Exterior: Fibre Cement Board, Vinyl, Wood

Foundation: Rain Screen: Renovations:

of Fireplaces:

1 - Fuel: Natural Gas

Water Supply: City/Municipal

Baseboard, Forced Air, Natural Gas Fuel/Heating:

Outdoor Area: Fenced Yard Type of Roof: Asphalt

Floor Finish: Hardwood, Vinyl/Linoleum, Carpet

Total: 4 - Covered: 2 Parking:

Covered Parking: Parking Access: Front

Parking: Garage; Double Locker:

Units in Dev: Distance to:

Freehold NonStrata Title to Land: **Property Disc:** Yes

PAD Rental:

Dimensions

Fixtures Leased: No Fixtures Rmvd: No

View: Yes: Valley & Mountains

Mgmt. Company: Complex / Subdiv:

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

LOT 93, PLAN BCP32346, SECTION 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT Legal:

Floor

Amenities: In Suite Laundry

Type

Site Influences: Cul-de-Sac, Golf Course Nearby, Paved Road

Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Garage Door Opener, Pantry, Security - Roughed In, Smoke Features:

Type

Alarm, Vacuum - Built In

Dimensions

Bylaw Restric:

Floor

Listing Broker(s): Macdonald Realty (Delta)

Main Foyer 6'3 x 6'10 Above Walk-In Closet 6'4 x 5'6 Bsmt Utility 9'2 x 5'0 Main Living Room 10'0 x 12'11 Above Bedroom 12'4 x 9'9 Bsmt Patio 11'7 x 18'0 Main Kitchen 13'6 x 11'1 Above Bedroom 11'8 x 14'7 Bsmt Bedroom 13'3 x 12'7 Main Family Room 15'8 x 14'11 Bsmt Becreation Room 27'0 x 13'2 Bsmt Bsmt Bsmt Bsmt Bsmt Den 13'0 x 12'7 Bsmt Bsmt Den 13'0 x 12'7 Bsmt Bsmt		.,,,,	Billionolio		.,,,,	Billionolono		,,,,,	311110110110110
Main Kitchen 13'6 x 11'1 Above Bedroom 11'8 x 14'7 Main Dining Room 12'10 x 12'1 Bsmt Bedroom 13'3 x 12'7 Main Family Room 15'8 x 14'11 Bsmt Recreation Room 27'0 x 13'2 Main Laundry 7'9 x 5'6 Bsmt Bar Room 11'0 x 7'5 Above Primary Bedroom 15'9 x 16'1 Bsmt Den 13'0 x 12'7 Finished Floor (Main): 1,141 sqft # Of Rooms: 16 Bathroom Floor # of Pieces Ensuite? Finished Floor (Above): 1,012 sqft # Of Kitchens: 1 Main 2 No	Main	Foyer	6'3 x 6'10	Above	Walk-In Closet	6'4 x 5'6	Bsmt l	Jtility 9	9'2 x 5'0
Main Dining Room 12'10 x 12'1 Bsmt Bedroom 13'3 x 12'7 Main Family Room 15'8 x 14'11 Bsmt Recreation Room 27'0 x 13'2 Main Laundry 7'9 x 5'6 Bsmt Bar Room 11'0 x 7'5 Above Primary Bedroom 15'9 x 16'1 Bsmt Den 13'0 x 12'7 Finished Floor (Main): 1,141 sqft # Of Rooms: 16 Bathroom Floor # of Pieces Ensuite? Finished Floor (Above): 1,012 sqft # Of Kitchens: 1 Main 2 No	Main	Living Room	10'0 x 12'11	Above	Bedroom	12'4 x 9'9	Bsmt F	Patio	l1'7 x 18'0
Main Family Room 15'8 x 14'11 Bsmt Recreation Room 27'0 x 13'2 Main Laundry 7'9 x 5'6 Bsmt Bar Room 11'0 x 7'5 Above Primary Bedroom 15'9 x 16'1 Bsmt Den 13'0 x 12'7 Finished Floor (Main): 1,141 sqft # Of Rooms: 16 Bathroom Floor # of Pieces Ensuite? Finished Floor (Above): 1,012 sqft # Of Kitchens: 1 Main 2 No	Main	Kitchen	13'6 x 11'1	Above	Bedroom	11'8 x 14'7			
Main Laundry 7'9 x 5'6 Bsmt Bar Room 11'0 x 7'5 Above Primary Bedroom 15'9 x 16'1 Bsmt Den 13'0 x 12'7 Finished Floor (Main): 1,141 sqft # Of Rooms: 16 Bathroom Floor # of Pieces Ensuite? Finished Floor (Above): 1,012 sqft # Of Kitchens: 1 Main 2 No	Main	Dining Room	12'10 x 12'1	Bsmt	Bedroom	13'3 x 12'7			
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Finished Floor (Above): 1,012 sqft # Of Kitchens: 1 Main 2 No	Above	Primary Bedroon	1 15'9 x 16'1	Bsmt	Den	13'0 x 12'7			
,, ,, ,,	Finished Floor	(Main): 1,14	1 sqft	# Of Rooms:	16		Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Below): 0 sqft # Of Levels: 3 Above 5 Yes	Finished Floor	(Above): 1,01	2 sqft	# Of Kitchens:	1		Main	2	No
	Finished Floor	(Below): 0 sq	ft	# Of Levels:	3		Above	5	Yes

Finished Floor (Bsmt): 1,130 sqft Suite: None Above Finished Floor (Total): 3,283 sqft Crawl/Bsmt Height: **Bsmt Unfinished Floor:** 0 sqft **Basement:** Full **Grand Total:** 3,283 sqft Beds In Bsmt: 1/4

Of Pets:

Welcome to this stunning Foxridge-built home, nestled on a quiet 4,112 sq. ft. cul-de-sac lot in West Cloverdale. This 3,283 sq. ft. two-story home offers a perfect blend of comfort and elegance. The main floor features a front room ideal for working from home, leading to an open-concept great room with 10 ft. ceilings and beautiful archways. The island kitchen and dining area are bathed in natural light from the west-facing backyard. Upstairs, the expansive primary suite boasts a valley view, multiple closets, vaulted ceilings, and a luxurious 5-piece bath with a soaker tub. The walk-out basement includes a fantastic man cave for movies, billiards, and entertaining, complete with an additional bedroom and full bath. Conveniently located near elementary schools, parks, and walking trails.



Floor

Type

Dimensions

No

No