## 16668 63A AVENUE SURREY

Cloverdale BC, V3S 0W1

Depth/Size (ft):	:		Bedrooms:	6		Approx. Year Bu	<b>uilt:</b> 200	)3
Frontage (ft):		62.67	Bathrooms:	6		Age:	21	
Lot Area: (sq.ft	t.)	6,027.00	Full Baths:	5		Zoning:	SF	
Flood Plain:			Half Baths:	1		Gross Taxes:	\$7,	053.00
Rear Yard Exp:	:					For Tax Year:	202	24
View:		Yes				P.I.D.:	028	5-574-337
Style of Home:	1	2 Storey w/Bsmt.		Pai	rking:	Total: 5 - Covere	d: 2	
Construction:		Frame - Wood		Co	vered Parking:	2		
Exterior:		Stone, Vinyl, Wood		Pai	king Access:	Front		
Foundation:				Pai	rking:	Garage; Double,	Open,RV Parking	y Avail.
Rain Screen:				Loc	cker:			
Renovations:				Uni	its in Dev:			
# of Fireplaces	:	3 - Fuel: Electric, Natural Gas	1	Dis	stance to:			
Water Supply:		City/Municipal		Titl	e to Land:	Freehold NonStr	ata	
Fuel/Heating:		Radiant		Pro	operty Disc:	Yes		
Outdoor Area:		Balcny(s) Patio(s) Dck(s)		PA	D Rental:			
Type of Roof:		Asphalt		Fix	tures Leased:	No		
Floor Finish:		Tile,Carpet		Fix	tures Rmvd:	No		
-		Yes : Mountain view - primar	y bann					
Mgmt. Compan Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric:	ny: div: ected: s:	Electricity, Natural Gas, Sanita LOT 110, PLAN BCP3374, S In Suite Laundry, Storage Central Location, Cul-de-Sac ClthWsh/Dryr/Frdg/Stve/DW, Shed, Vacuum - Built In Royal LePage West Real Est	ary Sewer,Storm Se ECTION 12, TOWN Compactor - Garba	NSHIP 2, NEW WE			<i>r</i> e,Security Syste	m,Storage
Mgmt. Compan Complex / Subo Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker(	ny: div: nected: s: (s):	Electricity,Natural Gas,Sanita LOT 110, PLAN BCP3374, S In Suite Laundry,Storage Central Location,Cul-de-Sac ClthWsh/Dryr/Frdg/Stve/DW, Shed,Vacuum - Built In Royal LePage West Real Est	ary Sewer,Storm Se SECTION 12, TOWN Compactor - Garba tate Services	NSHIP 2, NEW WE age,Drapes/Windo	w Coverings,Garage I	)oor Opener,Microway		
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Mgmt. Compan Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( 	ny: div: hected: s: (s): Type Living Room	Electricity,Natural Gas,Sanita LOT 110, PLAN BCP3374, S In Suite Laundry,Storage Central Location,Cul-de-Sac ClthWsh/Dryr/Frdg/Stve/DW, Shed,Vacuum - Built In Royal LePage West Real Est <b>Dimensions</b> 14'9 x 13'6	ary Sewer,Storm Se SECTION 12, TOWN ,Compactor - Garba tate Services Floor Above	NSHIP 2, NEW WE age,Drapes/Windo <b>Type</b> Primary Bedroom	w Coverings,Garage E Dimensions 1 19'3 x 16'9	Door Opener,Microway	<b>Type</b> Dining Room	<b>Dimensions</b> 11'7 x 8'3
Mgmt. Compan Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( 	ny: div: hected: s: (s): Type Living Room Dining Room	Electricity,Natural Gas,Sanita LOT 110, PLAN BCP3374, S In Suite Laundry,Storage Central Location,Cul-de-Sac ClthWsh/Dryr/Frdg/Stve/DW, Shed,Vacuum - Built In Royal LePage West Real Est <b>Dimensions</b> 14'9 x 13'6 12'7 x 10'4	ary Sewer,Storm Se SECTION 12, TOWN ,Compactor - Garba tate Services Floor Above Above	NSHIP 2, NEW WE age,Drapes/Windo <b>Type</b> Primary Bedroom Primary Bedroom	w Coverings,Garage E Dimensions 1 19'3 x 16'9 1 12'2 x 9'4	Door Opener,Microway Floor Bsmt Bsmt	<b>Type</b> Dining Room Kitchen	<b>Dimensions</b> 11'7 x 8'3 8'1 x 7'7
Mgmt. Compan Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( Floor Main Main	ny: div: hected: (s): Type Living Room Dining Room Kitchen	Electricity,Natural Gas,Sanita LOT 110, PLAN BCP3374, S In Suite Laundry,Storage Central Location,Cul-de-Sac ClthWsh/Dryr/Frdg/Stve/DW, Shed,Vacuum - Built In Royal LePage West Real Est <b>Dimensions</b> 14'9 x 13'6 12'7 x 10'4 12' x 11'10	ary Sewer,Storm Se ECTION 12, TOWN Compactor - Garba tate Services Floor Above Above Above	NSHIP 2, NEW WE age,Drapes/Windo <b>Type</b> Primary Bedroom Bedroom	W Coverings,Garage E <b>Dimensions</b> 1 19'3 x 16'9 1 12'2 x 9'4 11'6 x 10'5	Door Opener,Microway Floor Bsmt Bsmt Bsmt	<b>Type</b> Dining Room Kitchen Bedroom	<b>Dimensions</b> 11'7 x 8'3 8'1 x 7'7 11'10 x 10'11
Mgmt. Compan Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( Floor Main Main Main Main	ny: div: hected: (s): Type Living Room Dining Room Kitchen Family Room	Electricity,Natural Gas,Sanita LOT 110, PLAN BCP3374, S In Suite Laundry,Storage Central Location,Cul-de-Sac ClthWsh/Dryr/Frdg/Stve/DW, Shed,Vacuum - Built In Royal LePage West Real Est <b>Dimensions</b> 14'9 x 13'6 12'7 x 10'4 12' x 11'10 15'9 x 12'	ary Sewer,Storm Se ECTION 12, TOWN ,Compactor - Garba tate Services Floor Above Above Above Above	NSHIP 2, NEW WE age,Drapes/Windo <b>Type</b> Primary Bedroom Primary Bedroom Bedroom Bedroom	w Coverings,Garage E <b>Dimensions</b> 1 19'3 x 16'9 1 12'2 x 9'4 11'6 x 10'5 12'2 x 10'	Door Opener,Microway Floor Bsmt Bsmt	<b>Type</b> Dining Room Kitchen	<b>Dimensions</b> 11'7 x 8'3 8'1 x 7'7
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Mgmt. Compan Complex / Subo Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( Site Influences Floor Main Main Main Main Main Main	ny: div: div: hected: (s): Type Living Room Dining Room Kitchen Family Room Eating Area Office	Electricity,Natural Gas,Sanita LOT 110, PLAN BCP3374, S In Suite Laundry,Storage Central Location,Cul-de-Sac ClthWsh/Dryr/Frdg/Stve/DW, Shed,Vacuum - Built In Royal LePage West Real Est Dimensions 14'9 x 13'6 12'7 x 10'4 12' x 11'10 15'9 x 12' 12' x 10' 11'8 x 11'	ary Sewer,Storm Se SECTION 12, TOWN Compactor - Garba tate Services Floor Above Above Above Above Bsmt Bsmt	NSHIP 2, NEW WE age,Drapes/Windo Type Primary Bedroom Primary Bedroom Bedroom Bedroom Recreation Room Laundry	<b>Dimensions</b> 19'3 x 16'9 12'2 x 9'4 11'6 x 10'5 12'2 x 10' 12'2 x 16'8 12' x 6'8	Door Opener,Microway Floor Bsmt Bsmt Bsmt	<b>Type</b> Dining Room Kitchen Bedroom	<b>Dimensions</b> 11'7 x 8'3 8'1 x 7'7 11'10 x 10'11
Mgmt. Compan Complex / Subo Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( Listing Broker( Main Main Main Main Main Main	ny: ddiv: hected: s: (s): Type Living Room Kitchen Family Room Eating Area	Electricity,Natural Gas,Sanita LOT 110, PLAN BCP3374, S In Suite Laundry,Storage Central Location,Cul-de-Sac ClthWsh/Dryr/Frdg/Stve/DW, Shed,Vacuum - Built In Royal LePage West Real Est Dimensions 14'9 x 13'6 12'7 x 10'4 12' x 11'10 15'9 x 12' 12' x 10'	ary Sewer,Storm Se SECTION 12, TOWN Compactor - Garba tate Services Floor Above Above Above Above Bsmt	NSHIP 2, NEW WE age,Drapes/Windo <b>Type</b> Primary Bedroom Primary Bedroom Bedroom Bedroom Recreation Room	<b>Dimensions</b> 19'3 x 16'9 12'2 x 9'4 11'6 x 10'5 12'2 x 10' 24'2 x 16'8	Door Opener,Microway Floor Bsmt Bsmt Bsmt	<b>Type</b> Dining Room Kitchen Bedroom	<b>Dimensions</b> 11'7 x 8'3 8'1 x 7'7 11'10 x 10'11
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Mgmt. Compan Complex / Subo Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( Floor Main Main Main Main Main Main Main Main	ny: div: div: div: div: div: div: factor facto	Electricity,Natural Gas,Sanita LOT 110, PLAN BCP3374, S In Suite Laundry,Storage Central Location,Cul-de-Sac ClthWsh/Dryr/Frdg/Stve/DW, Shed,Vacuum - Built In Royal LePage West Real Est Dimensions 14'9 x 13'6 12'7 x 10'4 12' x 11'10 15'9 x 12' 12' x 10' 11'8 x 11' 9'9 x 6'3 1,383 sqft 1,151 sqft 0 sqft	ary Sewer,Storm Se SECTION 12, TOWN Compactor - Garba tate Services Floor Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt H Of Rooms: # Of Kitchens: # Of Kitchens:	NSHIP 2, NEW WE age,Drapes/Windo Type Primary Bedroom Primary Bedroom Bedroom Bedroom Recreation Room Laundry Living Room 18 2 3 0 0	W Coverings,Garage E <b>Dimensions</b> 1 19'3 x 16'9 1 12'2 x 9'4 11'6 x 10'5 12'2 x 10' 1 24'2 x 16'8 12' x 6'8 12'6 x 12'2	Door Opener,Microway	Type Dining Room Kitchen Bedroom Bedroom	Dimensions 11'7 x 8'3 8'1 x 7'7 11'10 x 10'11 11'9 x 9'3 Ensuite? No Yes
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Discover luxury in this 2 storey plus basement, 6-bed, 6-bath custom built home. A bright grand foyer welcomes you to a large family room and formal dining room, while the open living area and a chef-grade kitchen extend to a sunny yard. Upstairs offers 2 primary bedrooms, one with walk-in closet and spa-like ensuite, plus 2 guest bdrms and a full bath. Down features spacious rec room, full bath, laundry and a 2 bdrm suite with separate entry. Enjoy expertly crafted custom stonework, premium fixtures, and a rebar-reinforced foundation for durability. A soundproofed main-level and basement suite enhances privacy and comfort for all. 3 fireplaces, alarm, customizable comfort with multi-zone radiant floor heating, double garage, ample parking, and much more.

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.