## 5848 170A STREET SURREY

Cloverdale BC, V3S 5V1

Depth/Size (ft):	121.42	Bedrooms:	4	Approx. Year Buil	l <b>t:</b> 1980	0
Frontage (ft):	63.64	Bathrooms:	3	Age:	44	
.ot Area: (sq.ft.)	7,296.00	Full Baths:	3	Zoning:	RF	
lood Plain:		Half Baths:	0	Gross Taxes:	\$4,9	48.42
Rear Yard Exp:	East			For Tax Year:	2023	
/iew:				P.I.D.:		412-625
				Ι		
tyle of Home:	3 Level Split		Parking:	Total: 6 - Covered:	2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Brick,Wood		Parking Access:	Front		
oundation:			Parking:	Garage; Double		
Rain Screen:			Locker:			
Renovations:	Completely		Units in Dev:			
of Fireplaces:	2 - Fuel: Natural Gas	;	Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	a	
uel/Heating:	Forced Air,Natural G		Property Disc:	Yes		
Dutdoor Area:	Fenced Yard, Patio(s)	)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:			Fixtures Rmvd:	No		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	LOT 186, PLAN NWI Air Cond./Central,In	y,Natural Gas,Sanitary Sewer,Sto P56258, SECTION 7, TOWNSHIF Suite Laundry,Swirlpool/Hot Tub on Nearby Shopping Nearby		DDISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Community,Electricit LOT 186, PLAN NWI Air Cond./Central,In Cul-de-Sac,Recreati Air Conditioning,Clth	P56258, SECTION 7, TOWNSHIF	8, NEW WESTMINSTER LANE	ert,Hot Tub Spa/Swirlpool	,Vacuum - Built	In,Wine Cooler
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricit LOT 186, PLAN NWI Air Cond./Central,In Cul-de-Sac,Recreati Air Conditioning,Clth Sutton Group-West (	P56258, SECTION 7, TOWNSHIF Suite Laundry,Swirlpool/Hot Tub on Nearby,Shopping Nearby Wsh/Dryr/Frdg/Stve/DW,Drapes/ Coast Realty (Surrey/24), Sutton (	8, NEW WESTMINSTER LANE Window Coverings,Fireplace Ins Group-West Coast Realty (Surre	ert,Hot Tub Spa/Swirlpool y/24)		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricit LOT 186, PLAN NWI Air Cond./Central,In Cul-de-Sac,Recreati Air Conditioning,Clth Sutton Group-West C	P56258, SECTION 7, TOWNSHIF Suite Laundry,Swirlpool/Hot Tub on Nearby,Shopping Nearby Wsh/Dryr/Frdg/Stve/DW,Drapes/ <sup>1</sup> Coast Realty (Surrey/24), Sutton ( Dimensions	8, NEW WESTMINSTER LANE Window Coverings,Fireplace Ins Group-West Coast Realty (Surre Floor	ert,Hot Tub Spa/Swirlpool y/24) <b>Type</b>	Dimer	sions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricit LOT 186, PLAN NWI Air Cond./Central,In Cul-de-Sac,Recreati Air Conditioning,Clth Sutton Group-West C Type Foyer	P56258, SECTION 7, TOWNSHIF Suite Laundry,Swirlpool/Hot Tub on Nearby,Shopping Nearby Wsh/Dryr/Frdg/Stve/DW,Drapes/ <sup>1</sup> Coast Realty (Surrey/24), Sutton ( Dimensions 6'4 x 7'5	8, NEW WESTMINSTER LANE Window Coverings,Fireplace Ins Group-West Coast Realty (Surre Floor Above	ert,Hot Tub Spa/Swirlpool y/24) <b>Type</b> Primary Bedroom	<b>Dimer</b> 12'1 x	<b>nsions</b> 14'10
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s):	Community,Electricit LOT 186, PLAN NWI Air Cond./Central,In Cul-de-Sac,Recreati Air Conditioning,Clth Sutton Group-West O Type Foyer Living Room	P56258, SECTION 7, TOWNSHIF Suite Laundry,Swirlpool/Hot Tub on Nearby,Shopping Nearby Wsh/Dryr/Frdg/Stve/DW,Drapes/ Coast Realty (Surrey/24), Sutton ( Dimensions 6'4 x 7'5 18'5 x 14'3	8, NEW WESTMINSTER LAND Window Coverings,Fireplace Ins Group-West Coast Realty (Surre Floor Above Above	ert,Hot Tub Spa/Swirlpool ey/24) <b>Type</b> Primary Bedroom Bedroom	<b>Dimer</b> 12'1 x 10'1 x	<b>isions</b> 14'10 11'9
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Main Main	Community,Electricit LOT 186, PLAN NWI Air Cond./Central,In Cul-de-Sac,Recreati Air Conditioning,Clth Sutton Group-West O <b>Type</b> Foyer Living Room Dining Room	P56258, SECTION 7, TOWNSHIF Suite Laundry,Swirlpool/Hot Tub on Nearby,Shopping Nearby Wsh/Dryr/Frdg/Stve/DW,Drapes/ Coast Realty (Surrey/24), Sutton ( Dimensions 6'4 x 7'5 18'5 x 14'3 10'4 x 10'10	8, NEW WESTMINSTER LANE Window Coverings,Fireplace Ins Group-West Coast Realty (Surre Floor Above	ert,Hot Tub Spa/Swirlpool y/24) <b>Type</b> Primary Bedroom	<b>Dimer</b> 12'1 x	<b>isions</b> 14'10 11'9
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Community,Electricit LOT 186, PLAN NWI Air Cond./Central,In Cul-de-Sac,Recreati Air Conditioning,Clth Sutton Group-West O <b>Type</b> Foyer Living Room Dining Room Kitchen	P56258, SECTION 7, TOWNSHIF Suite Laundry,Swirlpool/Hot Tub on Nearby,Shopping Nearby Wsh/Dryr/Frdg/Stve/DW,Drapes/ Coast Realty (Surrey/24), Sutton ( Dimensions 6'4 x 7'5 18'5 x 14'3 10'4 x 10'10 10'2 x 12'5	8, NEW WESTMINSTER LAND Window Coverings,Fireplace Ins Group-West Coast Realty (Surre Floor Above Above	ert,Hot Tub Spa/Swirlpool ey/24) <b>Type</b> Primary Bedroom Bedroom	<b>Dimer</b> 12'1 x 10'1 x	<b>isions</b> 14'10 11'9
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Community,Electricit LOT 186, PLAN NWI Air Cond./Central,In Cul-de-Sac,Recreati Air Conditioning,Clth Sutton Group-West O Type Foyer Living Room Dining Room Kitchen Family Room	P56258, SECTION 7, TOWNSHIF Suite Laundry,Swirlpool/Hot Tub on Nearby,Shopping Nearby Wsh/Dryr/Frdg/Stve/DW,Drapes/ Coast Realty (Surrey/24), Sutton ( Dimensions 6'4 x 7'5 18'5 x 14'3 10'4 x 10'10 10'2 x 12'5 23'1 x 14'11	8, NEW WESTMINSTER LAND Window Coverings,Fireplace Ins Group-West Coast Realty (Surre Floor Above Above	ert,Hot Tub Spa/Swirlpool ey/24) <b>Type</b> Primary Bedroom Bedroom	<b>Dimer</b> 12'1 x 10'1 x	<b>isions</b> 14'10 11'9
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Agmt. Company: Complex / Subdiv: Services Connected: egal: Menities: Site Influences: Features: Bylaw Restric: Listing Broker(s): loor lain lain lain lain lain lain	Community,Electricit LOT 186, PLAN NWI Air Cond./Central,In Cul-de-Sac,Recreati Air Conditioning,Clth Sutton Group-West O Type Foyer Living Room Dining Room Kitchen Family Room	P56258, SECTION 7, TOWNSHIF Suite Laundry,Swirlpool/Hot Tub on Nearby,Shopping Nearby Wsh/Dryr/Frdg/Stve/DW,Drapes/ Coast Realty (Surrey/24), Sutton ( Dimensions 6'4 x 7'5 18'5 x 14'3 10'4 x 10'10 10'2 x 12'5 23'1 x 14'11	8, NEW WESTMINSTER LAND Window Coverings,Fireplace Ins Group-West Coast Realty (Surre Floor Above Above	ert,Hot Tub Spa/Swirlpool ey/24) <b>Type</b> Primary Bedroom Bedroom	<b>Dimer</b> 12'1 x 10'1 x	<b>isions</b> 14'10 11'9
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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	Community,Electricit LOT 186, PLAN NWI Air Cond./Central,In Cul-de-Sac,Recreati Air Conditioning,Clth Sutton Group-West O Type Foyer Living Room Dining Room Kitchen Family Room Laundry Bedroom 1,384 sqft	P56258, SECTION 7, TOWNSHIF Suite Laundry,Swirlpool/Hot Tub on Nearby,Shopping Nearby Wsh/Dryr/Frdg/Stve/DW,Drapes/' Coast Realty (Surrey/24), Sutton ( Dimensions 6'4 x 7'5 18'5 x 14'3 10'4 x 10'10 10'2 x 12'5 23'1 x 14'11 6'8 x 8'4 8'6 x 13'3 # Of Rooms:	8, NEW WESTMINSTER LANE Window Coverings,Fireplace Ins Group-West Coast Realty (Surre Floor Above Above Above 10	ert,Hot Tub Spa/Swirlpool ey/24) Type Primary Bedroom Bedroom Bedroom	Dimer 12'1 x 10'1 x 9'4 x 1 # of Pieces	nsions 14'10 11'9 0'8 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Coor Main Main Main Main Main Main Main Main	Community,Electricit LOT 186, PLAN NWI Air Cond./Central,In Cul-de-Sac,Recreati Air Conditioning,Clth Sutton Group-West O Type Foyer Living Room Dining Room Kitchen Family Room Laundry Bedroom 1,384 sqft 667 sqft	P56258, SECTION 7, TOWNSHIF Suite Laundry,Swirlpool/Hot Tub on Nearby,Shopping Nearby Wsh/Dryr/Frdg/Stve/DW,Drapes/ Coast Realty (Surrey/24), Sutton ( Dimensions 6'4 x 7'5 18'5 x 14'3 10'4 x 10'10 10'2 x 12'5 23'1 x 14'11 6'8 x 8'4 8'6 x 13'3 # Of Rooms: # Of Kitchens:	8, NEW WESTMINSTER LANE Window Coverings,Fireplace Ins Group-West Coast Realty (Surre Floor Above Above Above 10 10 1	ert,Hot Tub Spa/Swirlpool ey/24) Type Primary Bedroom Bedroom Bedroom Bedroom	Dimer 12'1 x 10'1 x 9'4 x 1 # of Pieces 3	nsions 14'10 11'9 0'8 Ensuite? No
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main Main Main	Community,Electricit LOT 186, PLAN NWI Air Cond./Central,In Cul-de-Sac,Recreati Air Conditioning,Clth Sutton Group-West O Type Foyer Living Room Dining Room Living Room Living Room Laundry Bedroom 1,384 sqft 667 sqft 0 sqft	P56258, SECTION 7, TOWNSHIF Suite Laundry,Swirlpool/Hot Tub on Nearby,Shopping Nearby Wsh/Dryr/Frdg/Stve/DW,Drapes/ Coast Realty (Surrey/24), Sutton ( Dimensions 6'4 x 7'5 18'5 x 14'3 10'4 x 10'10 10'2 x 12'5 23'1 x 14'11 6'8 x 8'4 8'6 x 13'3 # Of Rooms: # Of Kitchens: # Of Levels:	8, NEW WESTMINSTER LANE Window Coverings,Fireplace Ins Group-West Coast Realty (Surre Above Above Above 10 1 3	ert,Hot Tub Spa/Swirlpool ey/24) Type Primary Bedroom Bedroom Bedroom Bedroom	Dimer 12'1 x 10'1 x 9'4 x 1 # of Pieces 3 3	asions 14'10 11'9 0'8 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total):	Community,Electricit LOT 186, PLAN NWI Air Cond./Central,In Cul-de-Sac,Recreati Air Conditioning,Clth Sutton Group-West (C <b>Type</b> Foyer Living Room Dining Room Kitchen Family Room Laundry Bedroom 1,384 sqft 667 sqft 0 sqft 0 sqft	P56258, SECTION 7, TOWNSHIF Suite Laundry,Swirlpool/Hot Tub on Nearby,Shopping Nearby Wsh/Dryr/Frdg/Stve/DW,Drapes/ Coast Realty (Surrey/24), Sutton ( Dimensions 6'4 x 7'5 18'5 x 14'3 10'4 x 10'10 10'2 x 12'5 23'1 x 14'11 6'8 x 8'4 8'6 x 13'3 # Of Rooms: # Of Rooms: # Of Levels: Suite:	8, NEW WESTMINSTER LANE Window Coverings,Fireplace Ins Group-West Coast Realty (Surre Above Above Above 10 1 3	ert,Hot Tub Spa/Swirlpool ey/24) Type Primary Bedroom Bedroom Bedroom Bedroom	Dimer 12'1 x 10'1 x 9'4 x 1 # of Pieces 3 3	nsions 14'10 11'9 0'8 Ensuite? No Yes
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Bamt): Finished Floor (Total): Jnfinished Floor: Grand Total:	Community,Electricit LOT 186, PLAN NWI Air Cond./Central,In Cul-de-Sac,Recreati Air Conditioning,Clth Sutton Group-West (C Type Foyer Living Room Dining Room Kitchen Family Room Laundry Bedroom 1,384 sqft 667 sqft 0 sqft 0 sqft 2,051 sqft	P56258, SECTION 7, TOWNSHIF Suite Laundry,Swirlpool/Hot Tub on Nearby,Shopping Nearby Wsh/Dryr/Frdg/Stve/DW,Drapes/ <sup>1</sup> Coast Realty (Surrey/24), Sutton ( Dimensions 6'4 x 7'5 18'5 x 14'3 10'4 x 10'10 10'2 x 12'5 23'1 x 14'11 6'8 x 8'4 8'6 x 13'3 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	8, NEW WESTMINSTER LANE Window Coverings,Fireplace Ins Group-West Coast Realty (Surre Above Above Above 10 1 3 None	ert,Hot Tub Spa/Swirlpool ey/24) Type Primary Bedroom Bedroom Bedroom Bedroom	Dimer 12'1 x 10'1 x 9'4 x 1 # of Pieces 3 3	nsions 14'10 11'9 0'8 Ensuite? No Yes

Welcome Home to this beautifully updated home nestled in a quiet cul-de-sac just steps from a lovely park and tennis courts in desirable Cloverdale Heights. You will love the fabulous gourmet kitchen with stainless appliances and abundant work and storage space, overlooking the stunning backyard. The bright primary suite boasts a stunning bathroom with oversized walk-in shower. Lots of updates including updated vinyl flooring, vinyl windows and A/C. The awesome backyard is fully equipped with covered patio, hot tub and fire pit. This is a great home in a fabulous family oriented neighborhood within George Greenaway/Lord Tweedsmuir catchments. This house is a must see, book your private viewing today

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