16941 FRIESIAN DRIVE SURREY

Cloverdale BC, V3S 8P2

Residential Detached
\$1,699,900 (LP)

Depth/Size	(ft):	40.50	Bedrooms:	4		Approx. Year Bu	i ilt: 199	95
rontage (ft	t):	71.69	Bathrooms:	4		Age:	29	
ot Area: (s	-	7,095.00	Full Baths:	3		Zoning:	R3	
lood Plain	•	No	Half Baths:	1		Gross Taxes:	\$5.	730.78
lear Yard E		North				For Tax Year:	202	
View:		Yes				P.I.D.:		3-587-186
Style of Hor		2 Storey w/Bsmt.			king:	Total: 6 - Covered	d: 2	
Constructio	on:	Concrete, Frame - Wood			vered Parking:	2		
xterior:		Glass,Stucco,Wood		Par	king Access:	Front		
oundation	:				king:	Add. Parking Ava	iil.,Garage; Doub	le,RV Parking Avail.
Rain Screer					ker:			
Renovation	s:			Uni	ts in Dev:			
of Fireplac	ces:	2 - Fuel: Natural Gas		Dis	tance to:			
Vater Supp	oly:	City/Municipal		Title	e to Land:	Freehold NonStra	ata	
uel/Heating	g:	Forced Air,Natural Gas		Pro	perty Disc:	Yes		
Outdoor Are	ea:	Fenced Yard, Patio(s) & D	eck(s),Sundeck(s)	PAI	D Rental:			
Type of Roc	of:	Asphalt		Fixt	tures Leased:	No		
Floor Finish	ו:	Hardwood, Tile, Carpet		Fixt	tures Rmvd:	No		
Complex / S	Subdiv:	Electricity.Natural Gas.Sa	nitary Sewer,Storm	Sewer,Water				
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest	Subdiv: onnected: ices: iric:	Electricity,Natural Gas,Sa LOT 50 SECTION 7 TOW Garden,Storage Recreation Nearby ClthWsh/Dryr/Frdg/Stve/I Ceiling	NSHIP 8 NEW WES	TMINSTER DISTRIC		intry,Security System,Sr	noke Alarm,Vacı	uum - Built In,Vaulter
Complex / S Services Co Legal: Amenities: Site Influen Seatures: Bylaw Rest	Subdiv: onnected: ices: iric:	LOT 50 SECTION 7 TOW Garden,Storage Recreation Nearby ClthWsh/Dryr/Frdg/Stve/I	NSHIP 8 NEW WES	TMINSTER DISTRIC		intry,Security System,Sr	noke Alarm,Vacı	uum - Built In,Vaulter
Complex / S Services Co Legal: Amenities: Site Influen Seatures: Bylaw Rest Listing Brol	Subdiv: onnected: nces: ric: ker(s): Type	LOT 50 SECTION 7 TOW Garden,Storage Recreation Nearby ClthWsh/Dryr/Frdg/Stve/I Ceiling RE/MAX Colonial Pacific	NSHIP 8 NEW WES DW,Drapes/Window Realty Floor	STMINSTER DISTRIC Coverings,Fireplace	Insert,Microwave,Pa	Floor	Туре	Dimensions
Complex / S Gervices Co Legal: Amenities: Site Influen Ceatures: Bylaw Rest Listing Brol Listing Brol Lioor Iain	Subdiv: onnected: nces: rric: ker(s): Type Foyer	LOT 50 SECTION 7 TOW Garden,Storage Recreation Nearby ClthWsh/Dryr/Frdg/Stve/I Ceiling RE/MAX Colonial Pacific Dimensions 13'8 x 6'3	NSHIP 8 NEW WES DW,Drapes/Window Realty Floor Main	TMINSTER DISTRIC Coverings,Fireplace Type Laundry	Insert,Microwave,Pa Dimensions 7'5 x 6'5	Floor Below	Type Flex Room	Dimensions 15'0 x 10'0
complex / S cervices Co egal: menities: ite Influen eatures: cylaw Rest isting Brol loor lain	Subdiv: onnected: ices: iric: ker(s): Type Foyer Living Room	LOT 50 SECTION 7 TOW Garden,Storage Recreation Nearby ClthWsh/Dryr/Frdg/Stve/I Ceiling RE/MAX Colonial Pacific Dimensions 13'8 x 6'3 16'9 x 13'0	NSHIP 8 NEW WES DW,Drapes/Window Realty Floor Main Above	STMINSTER DISTRIC Coverings,Fireplace Type Laundry Primary Bedroom	Insert,Microwave,Pa Dimensions 7'5 x 6'5 16'2 x 12'4	Floor	Туре	Dimensions
complex / S cervices Co egal: menities: cite Influen reatures: cylaw Rest isting Brol loor lain lain	Subdiv: onnected: nces: ric: ker(s): Type Foyer Living Room Dining Room	LOT 50 SECTION 7 TOW Garden,Storage Recreation Nearby ClthWsh/Dryr/Frdg/Stve/I Ceiling RE/MAX Colonial Pacific Dimensions 13'8 x 6'3 16'9 x 13'0 12'2 x 12'0	DW,Drapes/Window Realty Floor Main Above Above	STMINSTER DISTRIC Coverings,Fireplace Type Laundry Primary Bedroom Bedroom	Insert,Microwave,Pa Dimensions 7'5 x 6'5 16'2 x 12'4 11'8 x 10'5	Floor Below	Type Flex Room	Dimensions 15'0 x 10'0
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Listing Brol Lioor Liain Liain Liain	Subdiv: onnected: nces: ric: ker(s): Type Foyer Living Room Dining Room Family Room	LOT 50 SECTION 7 TOW Garden,Storage Recreation Nearby ClthWsh/Dryr/Frdg/Stve/I Ceiling RE/MAX Colonial Pacific Dimensions 13'8 x 6'3 16'9 x 13'0 12'2 x 12'0 12'1 x 12'8	DW,Drapes/Window Realty Floor Main Above Above Above	TMINSTER DISTRIC Coverings,Fireplace Type Laundry Primary Bedroom Bedroom Bedroom	Insert,Microwave,Pa Dimensions 7'5 x 6'5 16'2 x 12'4 11'8 x 10'5 11'0 x 10'6	Floor Below	Type Flex Room	Dimensions 15'0 x 10'0
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Listing Brol Coor Main Main Main Main Main	Subdiv: onnected: nces: ric: ker(s): Type Foyer Living Room Dining Room	LOT 50 SECTION 7 TOW Garden,Storage Recreation Nearby ClthWsh/Dryr/Frdg/Stve/I Ceiling RE/MAX Colonial Pacific Dimensions 13'8 x 6'3 16'9 x 13'0 12'2 x 12'0 12'2 x 12'0 12'1 x 12'8 12'6 x 10'2	NSHIP 8 NEW WES DW,Drapes/Window Realty Floor Main Above Above Above Above	TMINSTER DISTRIC Coverings,Fireplace Type Laundry Primary Bedroom Bedroom Bedroom Walk-In Closet	Insert,Microwave,Pa Dimensions 7'5 x 6'5 16'2 x 12'4 11'8 x 10'5 11'0 x 10'6 10'2 x 5'8	Floor Below	Type Flex Room	Dimensions 15'0 x 10'0
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Listing Brol	Subdiv: onnected: nces: ric: ker(s): Type Foyer Living Room Dining Room Family Room	LOT 50 SECTION 7 TOW Garden,Storage Recreation Nearby ClthWsh/Dryr/Frdg/Stve/I Ceiling RE/MAX Colonial Pacific Dimensions 13'8 x 6'3 16'9 x 13'0 12'2 x 12'0 12'1 x 12'8	DW,Drapes/Window Realty Floor Main Above Above Above	TMINSTER DISTRIC Coverings,Fireplace Type Laundry Primary Bedroom Bedroom Bedroom	Insert,Microwave,Pa Dimensions 7'5 x 6'5 16'2 x 12'4 11'8 x 10'5 11'0 x 10'6 10'2 x 5'8	Floor Below	Type Flex Room	Dimensions 15'0 x 10'0
Complex / S Services Co Legal: Amenities: Site Influen Seatures: Bylaw Rest Listing Brol Listing Brol	Subdiv: onnected: nces: tric: ker(s): Type Foyer Living Room Dining Room Family Room Kitchen	LOT 50 SECTION 7 TOW Garden,Storage Recreation Nearby ClthWsh/Dryr/Frdg/Stve/I Ceiling RE/MAX Colonial Pacific Dimensions 13'8 x 6'3 16'9 x 13'0 12'2 x 12'0 12'2 x 12'0 12'1 x 12'8 12'6 x 10'2	NSHIP 8 NEW WES DW,Drapes/Window Realty Floor Main Above Above Above Above	TMINSTER DISTRIC Coverings,Fireplace Type Laundry Primary Bedroom Bedroom Bedroom Walk-In Closet	Insert,Microwave,Pa Dimensions 7'5 x 6'5 16'2 x 12'4 11'8 x 10'5 11'0 x 10'6 10'2 x 5'8	Floor Below	Type Flex Room	Dimensions 15'0 x 10'0
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Coor Aain Main Main Main Main Main Main Main	Subdiv: onnected: nces: tric: ker(s): Type Foyer Living Room Dining Room Family Room Kitchen Eating Area	LOT 50 SECTION 7 TOW Garden,Storage Recreation Nearby ClthWsh/Dryr/Frdg/Stve/I Ceiling RE/MAX Colonial Pacific Dimensions 13'8 x 6'3 16'9 x 13'0 12'2 x 12'0 12'6 x 10'2 11'10 x 9'10	NSHIP 8 NEW WES DW,Drapes/Window Realty Floor Main Above Above Above Above Below	TMINSTER DISTRIC Coverings,Fireplace Type Laundry Primary Bedroom Bedroom Bedroom Walk-In Closet Recreation Room Den	Insert,Microwave,Pa Dimensions 7'5 x 6'5 16'2 x 12'4 11'8 x 10'5 11'0 x 10'6 10'2 x 5'8 21'4 x 12'4	Floor Below	Type Flex Room Utility	Dimensions 15'0 x 10'0
Complex / S Gervices Co egal: Amenities: Site Influen Features: Bylaw Rest isting Brol loor lain lain lain lain lain lain lain lain	Subdiv: onnected: ices: iric: ker(s): Type Foyer Living Room Dining Room Dining Room Family Room Kitchen Eating Area Bedroom	LOT 50 SECTION 7 TOW Garden,Storage Recreation Nearby ClthWsh/Dryr/Frdg/Stve/I Ceiling RE/MAX Colonial Pacific Dimensions 13'8 x 6'3 16'9 x 13'0 12'2 x 12'0 12'2 x 12'0 12'1 x 12'8 12'6 x 10'2 11'10 x 9'10 12'5 x 9'8	NSHIP 8 NEW WES DW,Drapes/Window Realty Floor Main Above Above Above Above Below Below	STMINSTER DISTRIC Coverings,Fireplace Type Laundry Primary Bedroom Bedroom Bedroom Walk-In Closet Recreation Room Den	Insert,Microwave,Pa Dimensions 7'5 x 6'5 16'2 x 12'4 11'8 x 10'5 11'0 x 10'6 10'2 x 5'8 21'4 x 12'4	Floor Below Bsmt	Type Flex Room Utility	Dimensions 15'0 x 10'0 12'0 x 7'7
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Listing	Subdiv: onnected: ices: iric: ker(s): Type Foyer Living Room Dining Room Dining Room Family Room Kitchen Eating Area Bedroom	LOT 50 SECTION 7 TOW Garden,Storage Recreation Nearby ClthWsh/Dryr/Frdg/Stve/I Ceiling RE/MAX Colonial Pacific Dimensions 13'8 x 6'3 16'9 x 13'0 12'2 x 12'0 12'1 x 12'8 12'6 x 10'2 11'10 x 9'10 12'5 x 9'8	NSHIP 8 NEW WES DW,Drapes/Window Realty Floor Main Above Above Above Above Below Below Below	STMINSTER DISTRIC Coverings,Fireplace Type Laundry Primary Bedroom Bedroom Bedroom Walk-In Closet Recreation Room Den	Insert,Microwave,Pa Dimensions 7'5 x 6'5 16'2 x 12'4 11'8 x 10'5 11'0 x 10'6 10'2 x 5'8 21'4 x 12'4	Floor Below Bsmt Bathroom Floor	Type Flex Room Utility # of Pieces	Dimensions 15'0 x 10'0 12'0 x 7'7 Ensuite?
Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Listing	Subdiv: onnected: inces: tric: ker(s): Type Foyer Living Room Dining Room Dining Room Family Room Kitchen Eating Area Bedroom oor (Main): oor (Above): oor (Below):	LOT 50 SECTION 7 TOW Garden,Storage Recreation Nearby ClthWsh/Dryr/Frdg/Stve/I Ceiling RE/MAX Colonial Pacific Dimensions 13'8 x 6'3 16'9 x 13'0 12'2 x 12'0 21'1 x 12'8 12'6 x 10'2 11'10 x 9'10 12'5 x 9'8 1,406 sqft 992 sqft 0 sqft	NSHIP 8 NEW WES DW,Drapes/Window Realty Floor Main Above Above Above Below Bel	STMINSTER DISTRIC Coverings,Fireplace Type Laundry Primary Bedroom Bedroom Bedroom Walk-In Closet Recreation Room Den 16 s: 1	Insert,Microwave,Pa Dimensions 7'5 x 6'5 16'2 x 12'4 11'8 x 10'5 11'0 x 10'6 10'2 x 5'8 21'4 x 12'4 12'0 x 10'2	Floor Below Bsmt Bathroom Floor Main	Type Flex Room Utility # of Pieces 2	Dimensions 15'0 x 10'0 12'0 x 7'7 Ensuite? No
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Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol 	Subdiv: onnected: inces: iric: ker(s): Type Foyer Living Room Dining Room Dining Room Dining Room Kitchen Eating Area Bedroom oor (Main): oor (Above): oor (Below): oor (Below): oor (Total): Floor:	LOT 50 SECTION 7 TOW Garden,Storage Recreation Nearby ClthWsh/Dryr/Frdg/Stve/I Ceiling RE/MAX Colonial Pacific Dimensions 13'8 x 6'3 16'9 x 13'0 12'2 x 12'0 12'2 x 12'0 12'4 x 10'2 11'10 x 9'10 12'5 x 9'8 1,406 sqft 992 sqft 0 sqft 1,037 sqft 3,435 sqft	NSHIP 8 NEW WES DW,Drapes/Window / Realty Floor Main Above Above Above Above Below Below Below Below Below Below Below Below	STMINSTER DISTRIC Coverings,Fireplace Type Laundry Primary Bedroom Bedroom Bedroom Walk-In Closet Recreation Room Den 16 s: 1 3 Nor Height: Full	Insert,Microwave,Pa Dimensions 7'5 x 6'5 16'2 x 12'4 11'8 x 10'5 11'0 x 10'6 10'2 x 5'8 21'4 x 12'4 12'0 x 10'2 ne	Floor Below Bsmt Bsmt Bathroom Floor Main Above Above	Type Flex Room Utility # of Pieces 2 4 3	Dimensions 15'0 x 10'0 12'0 x 7'7 Ensuite? No Yes Yes

Beautifully maintained family home directly across from Guy Richardson Park in west Cloverdale. Backyard is a outdoor oasis. Tiered garden beds, quiet & peaceful sitting area with a completely fenced yard. New kitchen counters & backsplash in a well designed kitchen and eating area, new Bosch dishwasher. Separate dining room, family room. Maple wood floors. Office on main floor could be alternated as primary bedroom. New Lennox hi-efficiency furnace. 50 gallon Hot water tank. Maple Primary bedroom may be upstairs. Office/flex room down could be used as additional sleeping area for guests. Newer gutters with leaf guards installed in 2017. This home is move in ready with easy access to Hwy #10, Langley and South Surrey. Quartz counters in upper bathrooms. Insulation upgraded to R50.



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.