## R2958052 House/Single Family

## 18558 64B AVENUE SURREY

Cloverdale BC, V3S 8S9

**Residential Detached** \$1,249,900 (LP)

Depth/Size (ft): Frontage (ft): Lot Area: (sq.ft.)

30.50

2,708.00

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

Half Baths:

Approx. Year Built: Age: Zoning:

**Gross Taxes:** 

For Tax Year:

P.I.D.:

CD \$4,432.93 2024

019-079-699

1996

29

Rear Yard Exp:

Flood Plain:

South No

2 Storey w/Bsmt.

Frame - Wood

Total: 2 - Covered: 2 Parking:

**Covered Parking: Parking Access:** Rear

Parking: DetachedGrge/Carport,Garage; Double

Locker: Units in Dev:

Title to Land: Freehold NonStrata

**Property Disc:** Yes

**PAD Rental:** 

Distance to:

**Fixtures Leased:** No Fixtures Rmvd: No

Style of Home:

Construction: Exterior:

Vinyl Foundation:

Rain Screen:

Renovations: # of Fireplaces:

Water Supply:

Fuel/Heating: **Outdoor Area:** 

Fenced Yard, Patio(s) Type of Roof:

Asphalt

Floor Finish: Hardwood, Laminate, Vinyl/Linoleum, Carpet

2 - Fuel: Natural Gas

Forced Air, Natural Gas

City/Municipal

View: No

Mgmt. Company: Complex / Subdiv:

Services Connected:

Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

LOT 121, PLAN LMP19957, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT Legal: Amenities: In Suite Laundry, Storage

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener

**Bylaw Restric:** 

Listing Broker(s): Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Туре	Dimensions	Floor	Туре	Dimensions
Main	Living Room	14'10 x 14'0	Above	Walk-In Closet	6'0 x 5'0
Main	Dining Room	13'0 x 8'8	Above	Bedroom	19'4 x 10'0
Main	Kitchen	10'0 x 9'8	Above	Bedroom	9'10 x 10'7
Main	Eating Area	10'0 x 7'7	Bsmt	Bedroom	14'0 x 10'0
Main	Family Room	10'0 x 7'7	Bsmt	Family Room	14'10 x 14'0
Above	Primary Bedroom	16'0 x 12'6	Bsmt	Laundry	8'0 x 6'0

841 sqft Finished Floor (Main): Finished Floor (Above): 688 sqft # Of Kitchens: Finished Floor (Below): # Of Levels: 0 saft Finished Floor (Bsmt): 816 sqft Suite: Finished Floor (Total): 2,345 sqft Crawl/Bsmt Height: Unfinished Floor: 0 sqft **Basement: Grand Total:** 2,345 saft **Beds In Bsmt:** # Of Pets:

# Of Rooms: 12 1 3 None Full

1/4

# of Pieces

2

4

4

Ensuite?

No

Yes

No

No

Welcome Home to this well-maintained family perfect 4 bedroom home - ideally located just steps from Hillcrest Elementary! The main floor boasts beautiful hardwood flooring and a bright, functional layout. You will love the huge, bright primary retreat with walk-in closet and generous en-suite. Upstairs you will find two more bedrooms and an additional bathroom. The basement offers extra space for the family for a theatre or rec room as well as additional bedroom with full bath. Well maintained home including brand new hot water tank, new furnace in 2014 and new roof in 2014. This is a great family home in the perfect location to walk your kids to school or to the awesome park. You will love living here, book your private viewing today.

**Bathroom Floor** 

Main

Above

Above

Below