

#31

5850
177 B Street, Cloverdale



DOGWOOD GARDENS



PRESENTED BY JODIANDTHEVIPTEAM.COM

WELCOME HOME...









ROOM DIMENSIONS

MAIN

Living Room: 10'5" x 13'5"
Dining Room: 10'5" x 8'0"
Kitchen: 9'0" x 17'5"

ABOVE

Master Bedroom: 12'6" x 10'0"
Bedroom: 11'0" x 10'0"
Bedroom: 12'9" x 7'6"
Den: 6'0" x 9'0"

BATHROOMS

Main: 2 piece
Above: 3 piece en-suite
4 piece





PROPERTY OVERVIEW

Price:	\$459,900
Strata Fee:	\$330.00
Style:	2 Storey
Total units in Complex:	86
Complex Name:	Dogwood Gardens
Strata Management:	Bradshaw Strata Management
Complex Amenities:	Playground, Outdoor Pool and Clubhouse
Warranty:	N/A
Walk Score:	79
Year Built:	1969
Square Footage:	609 Sq. Ft. Main 851 Sq. Ft. Above 1,460 Sq. Ft. Total
Storage unit:	No
Parking:	Spot V, Plus Lots of Street Parking
Visitor Parking:	Yes, But Street is Closer
Size of Patio:	15'3 x 19'7
Shed:	8' x 3'8
Yard Fenced:	Yes
Exposure:	North
Greenbelt:	Behind Fenced Yard
Who Cuts the Grass:	Strata, but if you take out the back patio you have to maintain the back yard.
Pet Restrictions:	1 Dog and or 1 Cat; Any Aize
Rental Restrictions:	No Rentals Allowed
RV Parking:	Limited RV parking - First Come First Serve
Ceiling Height:	8'ft
Fireplaces:	1 - Gas
Roof type:	Asphalt
Roof Age:	3 Yrs Old
Framing:	Wood
Appliances:	GE Gas Stove, Maytag Fridge, Whirlpool Dishwasher and Maytag Washer & Dryer.
Windows:	Double-Glazed Metal Down, Single-Glazed Up
Wiring:	Copper
Plumbing:	Copper
Hot Water:	Water Tank 9 Years Old; located in the kitchen behind the buffet.
Water Shut Off:	In Crawl Space, Under Kitchen Sink Area
Gas Shut Off:	Meter, Back Yard
Water Supply:	City/Municipal
Furnace:	Forced Air - 12 Yrs Old; located in the kitchen behind the buffet
Furnace serviced:	5 Yrs Ago - 2013
Crawl space location:	Hallway closet. Runs the entire main floor. Height: 3.5 high w/ light.
Attic Location:	Den upstairs; Jacob's ladder and light, approx. 250 sq. ft of storage
Vacuum:	No
Alarm:	Owned, Currently Monitored \$32/Month by ADT
Garbage Day:	Friday - Private Company
Mail Delivery:	Front Door
Gross Taxes:	\$1,435.87 (2017)
Tax Assessment:	\$417,500.00
Contingency Fund:	\$321,145.29 November 2017
Depreciation Report:	Yes
Previous assessment:	\$417,500.00
Electric:	\$67.00 Avg Per Month
Gas:	\$92.00 - \$132.00 Avg Per Month
Cable:	Shaw Cable 60 ChaneIs Included in Strata Fees (Satellite dish is not allowed)
Zoning:	Multiple Residential 15 Zone
Easements:	No
Latent defect:	No
Owners Resided:	2007 -11 Years

NEIGHBOURHOOD:

Mature couple with gown son, lots of children in the complex, mix of ages.

SCHOOLS

Martha Currie Elementary

Offers Early French Immersion K-7

5811 184 Street, Surrey | 3 Min Drive 1.9 km

Lord Tweedsmuir Secondary

Regular Program; French Immersion

6151 180 Street, Surrey | 2 Min Drive 1.2 km

Cloverdale Traditional K-7

17857 56 Ave, Surrey | 2 Min Drive 700 m

Traditional Learning Academy K-12

5741 176 Street Surrey | 2 Min Drive 600 m

BUS/SKYTRAIN

Bus 320 to Langley Centre Exchange Bus Stop # 55269 Walk
Northbound along 177B Street far side of 58 Avenue

Bus 320 to Surrey Central Station Bus Stop #55340 Walk
Southbound along 177B on the far side of 58A Avenue.

NEARBY AMMENITIES

GROCERY STORE:

- Glenn's No Frills, 17710 56 Avenue, Surrey | 3 Min Drive 700 m
- The Cloverdale Flea Market, 17905 62 Avenue #17607, Surrey
1 Min Drive 600 m
- M&M Food Market, 17433 56Ave/BC-10 Hwy, Surrey
3 Min Drive 1.3 km
- Save-On-Foods, 17745 64 Avenue, Surrey | 4 Min Drive 2.2 km
- Cloverdale Country Farm Market, 5688 168 Street, Surrey
4 Min Drive 2.5 km

LOCAL RESTAURANTS AND COFFEE SHOPS:

- Aaron's Restaurant, 17665 57 Avenue, Surrey | 2 Min Drive 500 m
- Vault Restaurant, 5764 176th Street, Surrey | 2 Min Drive 550 m
- Hawthorne Restaurant, 5633 176th Street, Surrey
3 Min Drive 950 m
- De Dutch Restaurant, 5630 176 Street, Surrey | 3 Min Drive 900 m
- Cloverdale Coffee Company, 102 - 5674 176 Street, Surrey
3 Min Drive 700 m
- Tim Hortons, 17888 56 Avenue, Surrey | 6 Min Drive 2.2 km
- Starbucks Coffee, 17967 56 Avenue, Surrey Space #6, Surrey
2 Min Drive 900 m

ENTERTAINMENT:

Elements Casino, 17755 60 Avenue, Surrey | 1 Min Drive 300 m

DEPARTMENT STORES AND LOCAL SHOPS:

- Willowbrook Shopping Centre, 19705 Fraser Hwy, Langley
11 Min Drive 5.0 km
- Malary's Fashion Network, 5755 176th Street, Surrey
2 Min Drive 550 m
- La Belle Vie, 5709 176 Street, Surrey | 3 Min Drive 650 m
- Love Those Shoes, 5696 176 Street, Surrey | 3 Min Drive 700 m

PARKS/RECREATION/LIBRARY:

- Greenaway Park, 17905 60 Avenue, Surrey | 1 Min Drive 550 m
The park is home to the Greenaway Outdoor Pool, which is open daily from June to September for public swimming.

Next to the pool you'll also find a playground and a couple of tennis courts.

- Claude Harvie Park, Surrey | 3 Min Drive 1.2 km
4.5 acres in size the park provides a natural area, including a small forest and a number of natural area trails.
- Cloverdale Ball Park, 17383 61a Avenue, Surrey | 3 Min Drive 1.3 km
Offer 6 baseball diamonds, lots of open green space, seating and many pathways for a stroll.
- Shannon Park, 7312 192a Street, Surrey | 10 Min Drive 5.9 km
0.75 hectares; offers open green space, seating and a playground for the kids.
- Surrey Public Library, Cloverdale Branch, 5642 176A Street, Surrey | 3 Min Drive 850 m
- Surrey Public Library, 15996 84 Ave, Surrey | 13 Min Drive 7.8 km

EQUESTRIAN CENTERS

- A & T Equestrian Center, 4615 190 St, Surrey | 8 Min Drive 5.8 km
- Hazelmere Equestrian Center, 215 184 Street, Surrey
14 Min Drive 12.6 km

GOLF COURSES

- Clayton Hills Golf Course, 5640 188 Street, Surrey
4 Min Drive 2.7 km
- Northview Golf & Country Club, 6857 168 Street, Surrey
8 Min Drive 4.7 km
- Surrey Golf Course, 7700 168 Street, Surrey | 8 Min Drive 5.7 km
- Morgan Creek Golf Course, 3500 Morgan Creek Way, Surrey
11 Min Drive 9.0 km

WINERY

- Vinoscenti Vineyards, 15560 Colebrook Rd, Surrey
7 Min Drive 5.5 km
- Township 7 Vineyards & Winery - Langley, 21152 16 Ave, Langley
16 Min Drive 15.6 km

AIRPORT/US BORDER/FERRY

- Tsawwassen Ferry Terminal, Delta | 35 Min Drive 40.0 km
- Vancouver International Airport 3211 Grant McConachie Way, Richmond | 17 Min Drive 13.3 km
- Langley Regional Airport, 5385 216 Street, Langley
12 Min Drive 9.9 km
- Peace Arch Point of Entry - U.S. Customs 123 2nd Street, Blaine, Washington 22 Min Drive 15.1 km



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