



CLOVERDALE



PRESENTED BY JODIANDTHEVIPTEAM.COM

STYLISH HALF DUPLEX WITH NANNIE'S QUARTERS

Amazing long time tenants upstairs would love to stay and keep the home immaculate! Basement is vacant and shows like new with it's own laundry. Upstairs you'll find a welcoming living/dining room combo, designer kitchen and a floor to ceiling rock fireplace in the family room, 3 bedrooms and 3 baths. Bonus detached garage, lane access and a fully fenced south exposed backyard. Walk to the park, coffee shop and within a minute drive you'll find everything you need to run a household.





PROPERTY OVERVIEW

Price:	\$839,900.00
Style:	2 Storey with Basement
Special Features:	Basement with Laundry Facility, Lane Access & Detached Garage.
Year Built:	2006
Total Square Feet:	2,516 sq. ft.
Main Square Footage:	840 sq. ft.
Above Square Footage:	836 sq. ft.
Below Square Footage:	840 sq. ft.
Lot Size Total:	2,251.00 sq. ft.
Frontage:	23.62 sq. ft.
Depth:	95.31 sq. ft.
Garage Size:	Single Garage 12'0 x 19'2, 7'1 Door
Additional Parking:	22' long parking spot beside garage, has 5'7 x 4'8 alum shed.
Laneway Access:	Yes
Size of Deck:	10'6 x 12'0
Yard Fenced?	Yes
Exposure?	South
Ceiling Height:	9' on Main
Fireplaces:	1 - Natural Gas
Roof Type:	Asphalt/Fibreglass, 12 Years Old
Framing:	Wood Frame
Appliances:	All stainless steel in both kitchens except for the d/w down.
Windows:	Double Glazed Vinyl
Wiring:	Copper
Plumbing:	Mixed
Hot Water:	Basement Closet
Water Shut Off:	Behind the water filtration system.
Water supplied by:	City
Gas Shut Off:	Meter
Attic Location:	Walk-In Closet
Alarm:	ADT, Owned
Garbage Day:	Friday
Mail Delivery:	Community Box
Gross Taxes:	\$3,621.66 (2017)
Electric:	\$182.00 Avg Per Month
Gas:	\$40.00 - \$60.00 Avg Per Month
Zoning:	RES
Easements:	Yes
Latent Defect:	No
Owners Resided:	2011- 7 Years
Rental Average:	Tenants pay \$2,300.00 for the upper level including hydro; Basement suite could rent approx. \$1100-\$1200.

ROOM DIMENSIONS

MAIN:	
Living Room:	9'10 x 9'5
Kitchen:	9'10 x 12'5
Dining Room:	9'10 x 9'5
Nook:	8'0 x 9'0
Family Room:	12'0 x 13'9
Laundry:	11'0 x 4'0

ABOVE:	
Master Bedroom:	18'10 x 11'4
Master Walk in Closet	9'9 x 9'8
Bedroom:	9'9 x 9'10
Bedroom:	4'10 x 12'1

BATHROOMS

Main:	2 piece Powder room
Above:	4 Piece
Above:	4 Piece Ensuite





ROOM DIMENSIONS

BELOW:

Living Room:	15'4" x 15'9"
Kitchen:	7'8" x 14'2"
Bedroom:	9'7" x 13'1"
Laundry:	6'0" x 4'0"
Storage:	6'5" x 3'3"

BATHROOMS:

Below: 4 Piece

Drone Video available at
www.jodiandthevipteam.com





NEIGHBOURHOOD:

Well maintained neighbored with many young families.

BUS:

Bus 320 to Langley Centre Exchange Bus Stop #55975
Walk Eastbound on the far side of 168th Street.

Bus 320 to Surrey Central Station Bus Stop #55991 Walk
Northbound along 168th Street on the far side of 60th
Avenue

SCHOOLS

Surrey Centre Elementary
16670 Old McLellan Road, Surrey | 5 Min Walk 350 m

École Lord Tweedsmuir High School
6151 - 180 Street, Surrey | 6 Min Drive 3.1 km

K-7 Martha Currie Elementary, French Immersion
5811 184 Street, Surrey, BC V3S 4N2

Absorbent Minds Montessori Preschool/Kindergarten
5961 168 Street #101, Surrey | 1 Min Drive 450 m

K-7 Cloverdale Catholic School
17511 59 Avenue, Surrey | 4 Min Drive 1.9 km

K-7 Cloverdale Traditional
17857 56 Avenue, Surrey | 6 Min Drive 3.3 km

K-7 William of Orange Christian
17465 60 Avenue, Surrey | 3 Min Drive 1.7 km

K-12 Traditional Learning Academy
5741 176 Street Surrey | 6 Min Drive 2.6 km

K-12 Diamond Elementary & Relevant High School
18620 56 Avenue, Surrey | 8 Min Drive 4.9 km

PARKS/RECREATION/LIBRARY

Boothroyd Park
62 Avenue and 171 Street, Surrey | 3 Min Drive 1.4 km

Greenaway Park
17905 60 Avenue, Surrey | 5 Min Drive 2.5 km
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 | 7 Min Drive 3.8 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 | 4 Min Drive 2.3 km
Offer 6 baseball diamonds, lots of open green space,
seating and many pathways for a stroll.

Shannon Park
7312 192a Street, Surrey | 12 Min Drive 7.9 km
0.75 hectares; offers open green space, seating and a
playground for the kids.

Surrey Public Library, Cloverdale Branch
5642 176A Street, Surrey | 6 Min Drive 2.9 m

Surrey Public Library
15996 84 Avenue, Surrey | 11 Min Drive 7.1 km

Nearby Amenities

GROCERY STORES/FLEA MARKET:

- Five Corner Convenience
5989 168 Street, Surrey | 1 Min Drive 350 m
- 7-Eleven
6021 168 Street, Surrey | 1 Min Drive 350 m
- Cloverdale Country Farm Market
5688 168 Street, Surrey | 2 Min Drive 1.1 km
- Glenn's No Frills
17710 56 Avenue, Surrey | 5 Min Drive 3.0 km
- M&M Food Market
17433 56Ave/BC-10 Hwy, Surrey | 5 Min Drive 2.6 km
- Fresh St. Market - Panorama Surrey
15127 BC-10, Surrey | 5 Min Drive 4.7 km
- The Cloverdale Flea Market
17905 62 Avenue #17607, Surrey | 6 Min Drive 2.4 km
- Save-On-Foods
17745 64 Avenue, Surrey | 7 Min Drive 3.6 km

LOCAL RESTAURANTS AND COFFEE SHOPS:

- Boothroyd Heritage Coffee
16811 60 Avenue, Surrey | 4 Min 1.5 km
- Vault Restaurant
5764 176th Street, Surrey | 5 Min Drive 2.6 km
- Hawthorne Restaurant
5633 176th Street, Surrey | 5 min Drive 2.8 km
- De Dutch Restaurant
5630 176 Street, Surrey | 5 Min Drive 2.8 km
- Cloverdale Coffee Company
102 - 5674 176 Street, Surrey | 5 Min Drive 2.9 km
- Tim Hortons
17888 56 Avenue, Surrey | 5 Min Drive 3.4 km
- Aaron's Restaurant
17665 57 Avenue, Surrey | 6 Min Drive 3.0 km
- Tim Hortons
17695 64 Avenue, Surrey | 6 Min Drive 3.3 km

ENTERTAINMENT/PUBS:

- Elements Casino
17755 60 Avenue, Surrey | 5 Min Drive 2.6 km
- Clover Lanes
5814 176A Street, Surrey | 6 Min Drive 2.4 km
- The Henry Public House
5708 176 Street, Surrey | 6 Min Drive 2.7 km
- Rusty's Neighbourhood Pub
17770 56 Avenue, Surrey | 7 Min Walk 3.2 km

DEPARTMENT STORES AND LOCAL SHOPS:

- Willowbrook Shopping Centre
19705 Fraser Hwy, Langley | 12 Min Drive 7.7 km
- Malar's Fashion Network
5755 176th Street, Surrey | 5 Min Drive 2.6 km
- La Belle Vie
5709 176 Street, Surrey | 5 Min Drive 2.9 km
- Love Those Shoes
5696 176 Street, Surrey | 6 Min Drive 2.7 km

EQUESTRIAN CENTERS

- A & T Equestrian Center
4615 190 St, Surrey | 12 Min Drive 8.3 km
- Hazelmere Equestrian Center
215 184 Street, Surrey | 16 Min Drive 14.9 km

GOLF COURSES

- Surrey Golf Course
7700 168 Street, Surrey | 5 Min Drive 3.9 km
- Northview Golf & Country Club
6857 168 Street, Surrey | 6 Min Drive 2.9 km
- Clayton Hills Golf Course
5640 188 Street, Surrey | 9 Min Drive 5.1 km
- Morgan Creek Golf Course
3500 Morgan Creek Way, Surrey | 10 Min Drive 7.4 km

WINERY

- Vinoscenti Vineyards,
15560 Colebrook Road, Surrey | 5 Min Drive 4.2 km
- Township 7 Vineyards & Winery
21152 16 Avenue, Langley | 18 Min Drive 17.9 km

AIRPORT/US BORDER/FERRY

- Tsawwassen Ferry Terminal, Delta | 32 Min Drive 38.7 km
- Vancouver International Airport
3211 Grant McConachie Way, Richmond | 33 Min Drive 43.9
- Langley Regional Airport
5385 216 Street, Langley | 17 Min Drive 12.4 km
- Peace Arch Point of Entry - U.S. Customs
123 2nd Street, Blaine, Washington | 23 Min Drive 14.1 km



Visit this property online at

 *Jodi and the VIP team.com*
heart and home since 93

604-833-JODI (5634) | JODISTEEVES@SHAW.CA

Jodi Steeves Personal Real Estate Corporation

All information deemed reliable but not guaranteed and should be independently verified.

