



6039  
*195 A Street, Surrey*



CLOVERDALE



PRESENTED BY JODIANDTHEVIPTEAM.COM

# THIS IS THE ONE...

Manicured, treelined, quiet street of beautiful homes. Remodeled dream kitchen with shaker cabinetry, granite counters and stylish back splash. The 2nd bedroom is large enough to share or there is room to add a third bedroom with a quick conversion. Large spacious backyard which is fullyfenced with fruit trees and shed. Down you'll find a shared laundry ideallylocated between the basement suite and main floor living. The suite is aboveground and very bright. Long driveway has room for multiple vehicles. Walk to Willowbrook mall and the new proposed light rapid train and many restaurants. Families wanted!





## PROPERTY OVERVIEW

Price:	\$789,900.00
Style:	Basement Entry
Suite:	One Bedroom, \$780/month
Year Built:	1986, 32 Years
Total Square Feet:	1,985
Main Square Footage:	1,136
Below Square Footage:	849
Lot Size Total:	4,802 sq. ft.
	114.8 ft. Depth, 35.80 ft. Frontage
Garage:	12'3 L x 12'5 W, 6'11 Door Height
Driveway:	44' L x 20'1 W
RV Parking:	Yes
Additional Parking:	Street
Size of Deck:	12'8 x 8'8 Covered Off Kitchen, 14'2 x 12'6 Partially Covered
Yard Fenced:	Yes
Exposure:	Back Yard Faces West
Shed/Shop:	9'9 x 7'10 Aluminum Shed Room for Shop
Ceiling Height:	8'
Fireplace:	1 Wood Burning
Roof type:	Asphalt
Roof Age:	Approximately 10 Years Old
Framing:	Wood Frame
Appliances:	Frigidaire Stainless Steel Stove, Fridge and Dishwasher, Mixed, White Appliances in Laundry & Suite
Windows:	Double-Glazed Vinyl
Wiring:	Copper
Plumbing:	Copper & Pex
Heating:	Forced Air
Furnace:	Laundry Room, Serviced 2012
Hot Water Tank:	Laundry Room, 5 Years Old
Water Shut Off:	Access Panel in Basement Living Room
Gas Shut Off:	Gas Meter
Water Supply:	Municipal/City
Attic Location:	Upper Hall
Garbage Day:	Friday
Mail Delivery:	Community Box Across the Street
Gross Taxes:	\$3,516.96 (2017)
Zoning:	RF-G
Latent defect:	No
Owners Resided:	5 Years
Rental Average:	Suite Rented to Great Tenant \$780/Month

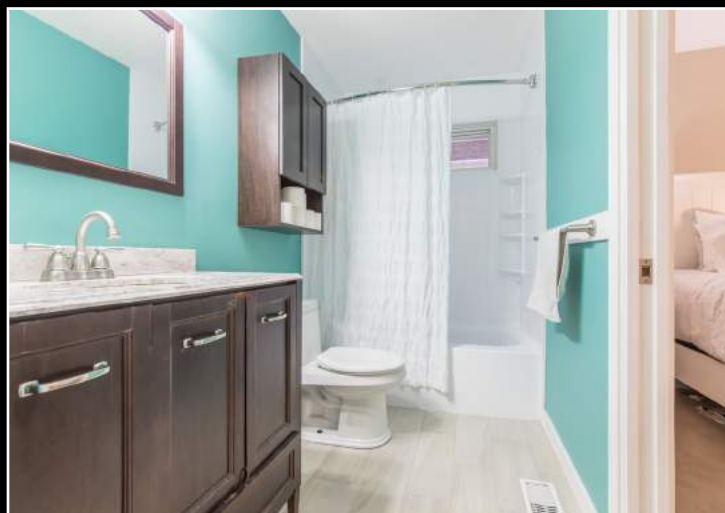
## ROOM DIMENSIONS

MAIN:	
Living Room	14'0 x 11'4
Dining Room	12'0 x 9'10
Kitchen	9'3 x 13'7
Family Room	12'8 x 15'7
Master Bedroom	14'0 x 11'8
Bedroom	10'7 x 10'4
BELOW:	
Foyer	6'6 x 12'0
Living Room	12'0 x 13'9
Kitchen	8'7 x 14'0
Bedroom	10'8 x 10'9
Laundry	12'2 x 7'0

## BATHROOMS

Main:	4 Piece
Below:	4 Piece

Drone video available at [jodiandtheteam.com](http://jodiandtheteam.com)





## SCHOOLS

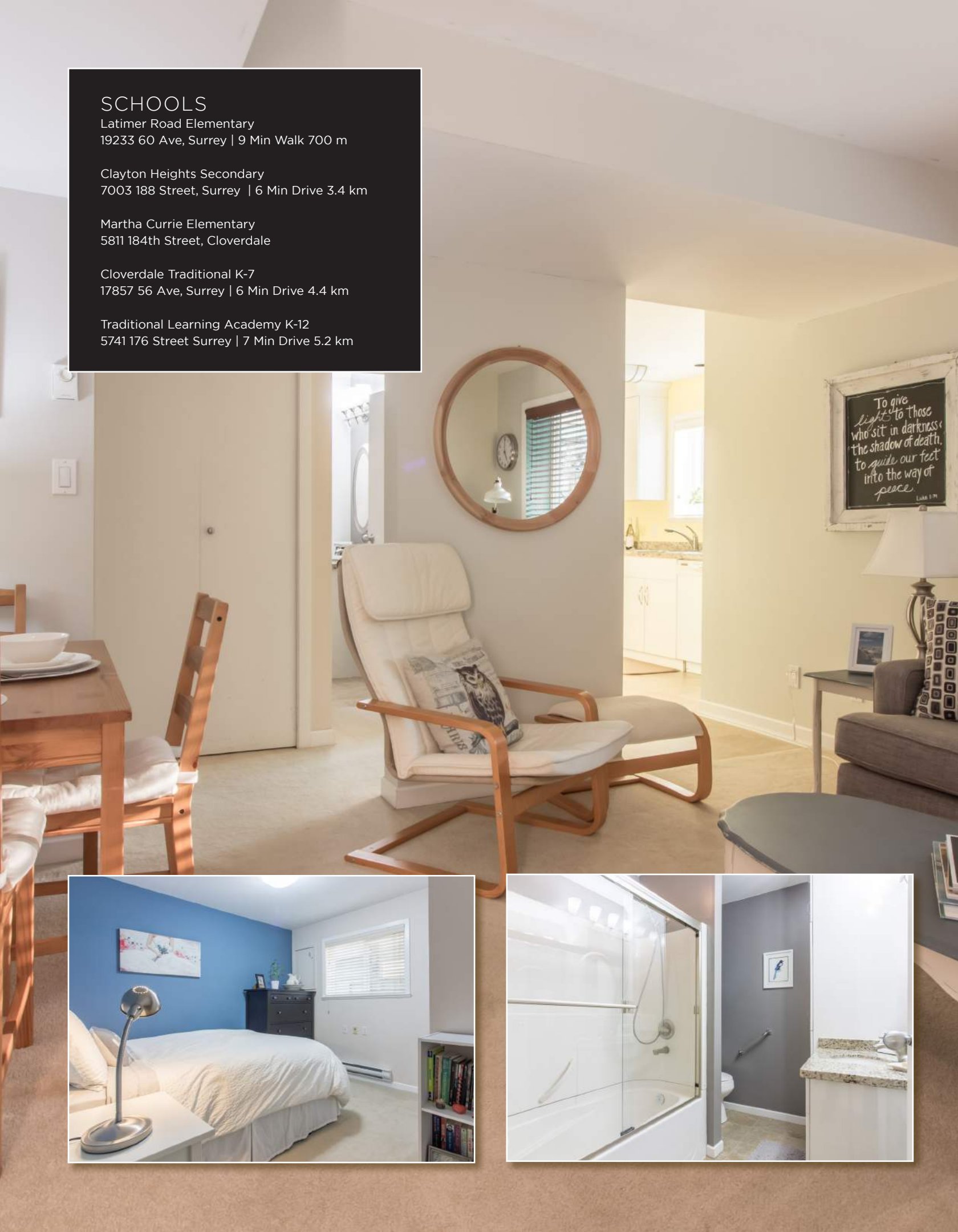
Latimer Road Elementary  
19233 60 Ave, Surrey | 9 Min Walk 700 m

Clayton Heights Secondary  
7003 188 Street, Surrey | 6 Min Drive 3.4 km

Martha Currie Elementary  
5811 184th Street, Cloverdale

Cloverdale Traditional K-7  
17857 56 Ave, Surrey | 6 Min Drive 4.4 km

Traditional Learning Academy K-12  
5741 176 Street Surrey | 7 Min Drive 5.2 km





## NEIGHBOURHOOD:

Family oriented Neighbourhood.

## BUS:

Bus 502 to Langley Centre Exchange Bus Stop #57094  
Walk Eastbound Fraser Hwy on the far side of 195a street.

Bus 320 to Surrey Central Station Expo Line Skytrain/  
Bus Stop #61927 Walk Westbound along 60th Avenue on  
the far side of 196th street.

Proposed Skytrain/LRT Station nearest approx. location;  
Fraser Hwy and 196th | 7 Min Drive 550 m

## PARKS/RECREATION/LIBRARY:

- Langley Meadows Park  
19916 64 Avenue, Langley | 4 Min Drive 1.6 km
- Katztie Park  
19373 68th Avenue, Surrey | 5 Min Drive 3.1 km
- Clay Clayton Dog off-Leash Park  
7011 188 Street, Surrey | 5 Min Drive 3.3 km
- Hi-Knoll Park  
19569 Colebrook Road, Surrey | 5 Min Drive 3.6 km
- Hartnell Park  
7065 195 Street, Surrey | 6 Min Drive 2.7 km
- Willowbrook Recreation Centre  
20338 65 Avenue, Langley | 6 Min Drive 2.8 km
- Star Park  
19333 66 Avenue, Surrey | 6 Min Drive 2.9 km
- Greenaway Park  
17905 60 Avenue, Surrey | 6 Min Drive 3.4 km
- Claude Harvie Park, Surrey | 6 Min Drive 4.0 km
- Hazelgrove Park  
7080 190 Street, Surrey | 7 Min Drive 3.5 km
- Shannon Park  
7312 192a Street, Surrey | 7 Min Drive 4.0 km
- Cloverdale Ball Park  
17383 61a Avenue, Surrey | 8 Min Drive 4.6 km
- Willoughby Community Centre  
7888 200 Street, Langley | 8 Min Drive 5.1 km
- Uplands Dog Off-Leash park  
4441 206 Street, Langley | 11 Min Drive 6.0 km
- Timms Community Centre  
20399 Douglas Crescent, Langley | 6 Min Drive 2.6 km
- National Hockey Training Centre  
20740 Mufford Crescent #110, Langley | 6 Min Drive 3.3
- Muriel Arnsen Library  
20338 65 Avenue, Langley | 6 Min Drive 2.9 km
- Surrey Public Library Cloverdale Branch  
5642 176A Street, Surrey | 6 Min Drive 4.9 km
- Surrey Public Library  
15996 84 Ave, Surrey | 12 Min Drive 9.6 km

## AIRPORT/US BORDER/FERRY:

- Tsawwassen Ferry Terminal, Delta | 37 Min Drive 44.1 km
- Vancouver International Airport  
3211 Grant McConachie Way, Richmond  
38 Min Drive 45.9 km
- Langley Regional Airport  
5385 216 Street, Langley | 8 Min Drive 5.8 km
- Peace Arch Point of Entry - U.S. Customs  
123 2nd Street, Blaine, Washington | 25 Min Drive 19.1 km

# Nearby Amenities

## GROCERY STORE/FLEA MARKET:

- Real Canadian Superstore  
19851 Willowbrook Drive, Langley | 4 Min Drive 1.4 km
- Walmart Langley Supercentre  
20202 66 Avenue, Langley | 5 Min Drive 2.8 km
- Save-on-Foods  
17745 64 Avenue, Surrey | 6 Min Drive 4.6 km
- M&M Food Market  
6175-200 Street, Bldg. D, Langley | 5 Min Drive 2.0 km
- Costco Wholesale  
20499 64 Avenue, Langley | 7 Min Drive 2.9 km
- Glenn's No Frills  
17710 56 Avenue, Surrey | 7 Min Drive 4.8 km
- The Cloverdale Flea Market  
17905 62 Avenue #17607, Surrey | 6 Min Drive 3.9 km
- Cloverdale Country Farm Market  
5688 168 Street, Surrey | 8 Min Drive 6.6 km

## LOCAL RESTAURANTS AND COFFEE SHOPS:

- Kimchi Palace Restaurant  
6019 196 Street, Surrey | 1 Min Drive 300 m
- Galini Greek Kouzina & Grill  
19475 Fraser Hwy, Surrey | 2 Min Drive 900 m
- Chili House Restaurant  
19571 Fraser Hwy, Surrey | 3 Min Drive 800 m
- Starbucks  
19898 Langley Bypass, 100, Langley | 3 Min Drive 1.0 km
- Tim Hortons  
20020 Willowbrook Drive #200, Langley | 4 Min Drive 1.7 km
- An Indian Affair  
19653 Willowbrook Drive #146, Langley | 5 Min Drive 3.0 km
- De Dutch Restaurant  
5630 176 Street, Surrey | 6 Min Drive 4.9 km
- Hawthorne Restaurant  
5633 176th Street, Surrey | 6 Min Drive 5.0 km
- Aaron's Restaurant  
17665 57 Avenue, Surrey | 7 Min Drive 5.0 km
- Vault Restaurant  
5764 176th Street, Surrey | 7 Min Drive 5.2 km
- Chaba Thai  
5723 176 St #1, Surrey | 7 Min Drive 5.2 km

## ENTERTAINMENT:

- Cascades Casino  
20393 Fraser Hwy, Langley | 6 Min Drive 2.4 km
- Elements Casino  
17755 60 Avenue, Surrey | 6 Min Drive 3.7 km

## DEPARTMENT STORES AND LOCAL SHOPS:

- Willowbrook Shopping Centre  
19705 Fraser Hwy, Langley | 4 Min Drive 1.4 km
- For The Love Of Thrifting  
19211 Fraser Hwy #106, Surrey
- Topspin Tennis Shop  
17767 64 Ave #104, Surrey | 6 Min Drive 4.5 km
- Into Chocolate Candy & Confections  
17449 56 Ave #127, Surrey | 6 Min Drive 5.2 km
- Furniture Barn  
5553 176 Street, Surrey | 6 Min Drive 5.0 km
- Malary's Fashion Network  
5755 176th Street, Surrey | 7 Min Drive 5.2 km
- La Belle Vie  
5709 176 Street, Surrey | 7 Min Drive 5.1 km
- Love Those Shoes  
5696 176 Street, Surrey | 6 Min Drive 5.1 km

## EQUESTRIAN CENTERS

- Milner Downs Equestrian Center (2005) Ltd.  
21795 64 Avenue, Langley | 8 Min Drive 5.7 km
- A & T Equestrian Center  
4615 190 St, Surrey | 6 Min Drive 4.0 km
- Los Vientos Equestrian Centre  
21431 24th Avenue, Langley | 15 Min Drive 12.6 km
- Hazelmere Equestrian Center  
215 184 Street, Surrey | 16 Min Drive 14.1 km

## GOLF COURSES

- Clayton Hills Golf Course  
5640 188 Street, Surrey | 4 Min Drive 2.3 km
- Newlands Golf and Country Club  
21025 48 Avenue, Langley | 9 Min Drive 5.6 km
- Surrey Golf Course  
7700 168 Street, Surrey | 10 Min Drive 7.9 km
- Northview Golf & Country Club  
6857 168 Street, Surrey | 12 Min Drive 8.1 km
- Morgan Creek Golf Course  
3500 Morgan Creek Way, Surrey | 15 Min Drive 13.0 km

## WINERY

- Friends Langley Vineyard  
5708 Glover Road, Langley | 6 Min Drive 2.7 km
- Crescent Wines  
20535 Douglas Crescent, Langley | 7 Min Drive 2.8 km
- Vinoscenti Vineyards  
15560 Colebrook Road, Surrey | 7 Min Drive 9.6 km
- Township 7 Vineyards & Winery - Langley  
21152 16 Avenue, Langley | 16 Min Drive 13.7 km

  
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