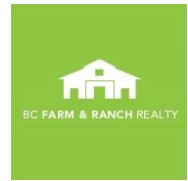


Presented by:
Navdeep Sekhon - PREC

B.C. Farm & Ranch Realty Corp.
 Phone: 604-782-0988
 www.farmsinbc.com
 nav@farmsinbc.com



Active
R2191948

Board: F
 House with Acreage

18044 40 AVENUE

Cloverdale
 Serpentine
 V3S 0L5

Residential Detached

\$1,400,000 (LP)

(SP)



Sold Date: Frontage: **106.00** Original Price: **\$1,400,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**
 Depth / Size: **628** Bathrooms: **1** Age: **999**
 Lot Area (acres): **1.50** Full Baths: **1** Zoning: **A-1**
 Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$3,127.72**
 Rear Yard Exp: For Tax Year: **2016**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **009-395-938**
 Tour:

View: **Yes: Mountain View**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Vinyl/Linoleum**

Legal: **PL 10904 LT 2 BLK 3 LD 36 SEC 29 TWP 7PART NE 1/4**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Shopping Nearby**

Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|------|------------|-------|------|------------|
| Main | Master Bedroom | 10' x 12'10 | | | x | | | x |
| Main | Bedroom | 9'5 x 7'10 | | | x | | | x |
| Main | Bedroom | 10'5 x 7'9 | | | x | | | x |
| Main | Dining Room | 9' x 9'7 | | | x | | | x |
| Main | Kitchen | 9'7 x 8'3 | | | x | | | x |
| Main | Laundry | 10'5 x 5'5 | | | x | | | x |
| Main | Living Room | 16'10 x 11'12 | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |

| | | | | | | | | | | | | |
|----------------------------|----------------------|---------------------|-------------|-----------------------|----------|-------|-------------|-------------|----------|----------|------------|----------------|
| Finished Floor (Main): | 1,066 | # of Rooms: | 7 | Bath | 1 | Floor | Main | # of Pieces | 3 | Ensuite? | Yes | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: | 1 | | 2 | | | | | | | Barn: |
| Finished Floor (Below): | 0 | # of Levels: | 1 | | 3 | | | | | | | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | None | | 4 | | | | | | | Pool: |
| Finished Floor (Total): | 1,066 sq. ft. | Crawl/Bsmt. Height: | | | 5 | | | | | | | Garage Sz: |
| Unfinished Floor: | 0 | Beds in Basement: | 0 | Beds not in Basement: | 3 | | | | | | | Door Height: |
| Grand Total: | 1,066 sq. ft. | Basement: | None | | 6 | | | | | | | |
| | | | | | 7 | | | | | | | |
| | | | | | 8 | | | | | | | |

Listing Broker(s): **B.C. Farm & Ranch Realty Corp.**

1.5 acres house & acreage in a prime location. There is a 1,200 sq ft rancher with 3 bedrooms and 1 bath-room. The property is in A-1 zoning, has a drilled-well for water and fertile soil suitable to grow various types of crops. The property is 10 minutes away from Earl Marriot Secondary School, Clayton Heights Secondary School, Lord Tweedsmuir Secondary School, and Morgan Heights. Ideal location to build your dream home. Close to all amenities with easy access to Highway 15 (176 Street). Beautiful mountain views!