

Active
R2141923
 Board: F, Detached
 House/Single Family

4174 184 STREET

Cloverdale
 Serpentine
 V3S 0L5

\$1,725,000 (LP)

(SP)



Days on Market: **3** List Date: **2/24/2017** Expiry Date: **2/24/2018**
 Previous Price: **\$0** Original Price: **\$1,725,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **175.00** Approx. Year Built: **1973**
 Depth / Size: **1246** Frontage (metres): **53.34** Age: **44**
 Lot Area (sq.ft.): **0.00** Bedrooms: **6** Zoning: **A-1**
 Flood Plain: **No** Bathrooms: **4** Gross Taxes: **\$3,470.00**
 Approval Req.?: Full Baths: **2** For Tax Year: **2016**
 Rear Yard Exp: Half Baths: **2** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **000-813-991**
 View: **Yes: Mountain View** Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., DetachedGrge/Carport, Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **No : Provided Upon Acceptance**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Registered:
 Floor Finish:

Legal: **PL 27958 LT 8 LD 36 SEC 33 TWP 7 PART SW 1/4.**
 Amenities: **Garden, Green House, Storage, Workshop Detached**
 Site Influences:
 Features: **Clothes Dryer, Clothes Washer, Refrigerator, Storage Shed, Stove**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 17'	Bsmt	Bedroom	14' x 10'			x
Main	Kitchen	11'5 x 13'10	Bsmt	Bedroom	12' x 5'10			x
Main	Dining Room	9' x 11'5	Bsmt	Bedroom	20' x 9'			x
Main	Eating Area	9'9 x 7'	Bsmt	Hobby Room	7' x 8'			x
Main	Master Bedroom	12'3 x 14'6						x
Main	Bedroom	11'2 x 11'6						x
Main	Bedroom	10'4 x 9'						x
Bsmt	Dining Room	14' x 7'						x
Main	Kitchen	14' x 7'6						x
Bsmt	Living Room	14'4 x 12'4						x

Finished Floor (Main): **1,484**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,688**
 Finished Floor (Total): **3,172 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **3,172 sq. ft.**

of Rooms: **14**
 # of Kitchens: **2**
 # of Levels: **2**
 Suite: **Other**
 Crawl/Bsmt. Height:
 Beds in Basement: **3** Beds not in Basement: **3**
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	2	Yes
3	Bsmt	4	No
4	Bsmt	2	No
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

List Broker 1: **B.C. Farm & Ranch Realty Corp. - Office: 604-852-1180** List Broker 2: **B.C. Farm & Ranch Realty Corp. - Office: 604-852-1180**
 List Sales Rep 1: **Navdeep Sekhon - PREC - Phone: 604-782-0988** **nav@farmsinbc.com** Appointments: **Phone L.R. First**
 List Sales Rep 2: **Sirtaj Sekhon - PREC - Cell: 604-725-8403** 3: **Call: Taj Sekhon**
 Sell Broker 1: **3:** Phone: **604-725-8403**
 Sell Sales Rep 1: **2:** **3:**
 Owner: **7582919 Canada Inc.**
 Commission: **S-3.22% 1ST 100K/1.15% BAL**
 Occupancy: **Vacant**

Realtor Remarks: **All measurements are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, please browse on our website at www.farmsinbc.com.**

5 acres hobby farm with beautiful mountain views! The 3,172 square feet home has 6 bedrooms & 3 bathrooms with a 1,600 square feet (approx.) detached garage. The subject property includes a 3,000 square feet greenhouse and a 1,900 square feet quonset building. There is 2 road frontage on 184 street & 186 street. Fertile soil suitable for growing various crops close to all amenities with easy access to the US-Canada border, Highway #10 and Highway #99.