

Presented by:  
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B.C. Farm & Ranch Realty Corp.  
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**Active**  
**R2158765**  
 Board: F  
 House with Acreage

**15777 40 AVENUE**

Cloverdale  
 Serpentine  
 V3S 0L2

Residential Detached

**\$2,795,000** (LP)

(SP)



Sold Date: Frontage: **345.00** Original Price: **\$2,950,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1960**  
 Depth / Size: **1200(10.07A)** Bathrooms: **2** Age: **57**  
 Lot Area (acres): **0.00** Full Baths: **2** Zoning: **A1**  
 Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$1,845.65**  
 Rear Yard Exp: For Tax Year: **2016**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **011-200-944**  
 Tour: **Virtual Tour URL**

View: **Yes: MOUNTAIN VIEWS**

Complex / Subdiv:

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

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric, Forced Air**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**  
 Type of Roof: **Asphalt, Metal**

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: **Mixed**

Legal: **PL 6598 DL 153 LD 36 PARCEL A OF LOT 2, PART NE 1/4, PCL A (N80352E).**

Amenities: **Workshop Detached**

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 11'3			x			x
Main	Dining Room	9'9 x 19'8			x			x
Main	Kitchen	11'8 x 10'			x			x
Main	Family Room	15'6 x 14'5			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	9'10 x 10'			x			x
Above	Master Bedroom	14'5 x 13'6			x			x
Above	Bedroom	8'8 x 9'6			x			x
Above	Bedroom	10' x 13'8			x			x
		x			x			

Finished Floor (Main):	<b>1,520</b>	# of Rooms:	<b>9</b>	Bath		Floor		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>850</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>				Barn:	
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>3</b>	<b>Yes</b>				Workshop/Shed:	<b>12' X</b>
Finished Floor (Basement):	<b>0</b>	Suite:		3							Pool:	
Finished Floor (Total):	<b>2,370 sq. ft.</b>	Crawl/Bsmt. Height:		4							Garage Sz:	
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>5</b>	5							Door Height:	
Grand Total:	<b>2,370 sq. ft.</b>	Basement: <b>None</b>		6								
				7								
				8								

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

**A perfect location to build your dream estate home. 10 acres with fertile soil suitable for a wide variety of crops, fruits and vegetables. There is a 2,370 sq ft house with 5 bedrooms and 2 bathrooms along with a 12 x 24 workshop. Backing onto the Nicomekl River where you can enjoy a variety of activities. The property is right across from the prestigious Morgan Creek Golf course. Close to all amenities with easy access to Highway #17, Highway #99 and the USA Border -Canada Border crossing.**