

Active
R2480141

Board: F

House with Acreage

18044 40 AVENUE

 Cloverdale
 Serpentine
 V3S 0L5

Residential Detached

\$1,300,000 (LP)

 (SP) **M**


Sold Date:	Frontage (feet):	105.77	Original Price: \$1,300,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 9999
Depth / Size: 627.85	Bathrooms:	1	Age: 999
Lot Area (sq.ft.): 0.00	Full Baths:	1	Zoning: A-1
Flood Plain: Yes	Half Baths:	0	Gross Taxes: \$3,649.80
Rear Yard Exp: South			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-395-938
			Tour:

 View: **Yes: Mountain Views**

Complex / Subdiv:

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

 Sewer Type: **Septic**

 Style of Home: **Rancher/Bungalow**

 Construction: **Frame - Wood**

 Exterior: **Vinyl**

 Foundation: **Concrete Block**

Rain Screen:

Renovations:

 # of Fireplaces: **0**

 Fireplace Fuel: **None**

 Water Supply: **Well - Drilled**

 Fuel/Heating: **Natural Gas**

 Outdoor Area: **Patio(s)**

 Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:

 Parking: **Add. Parking Avail., Open**

 Dist. to Public Transit: Title to Land: **Freehold NonStrata**

Dist. to School Bus:

 Property Disc.: **Yes**

PAD Rental:

 Fixtures Leased: **No**

 Fixtures Rmvd: **No**

 Floor Finish: **Laminate, Vinyl/Linoleum**

 Legal: **LOT 2, BLOCK 3, PLAN NWP10904, PART NE1/4, SECTION 29, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities:

 Site Influences: **Golf Course Nearby, Shopping Nearby**

 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

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	10'5 x 5'5			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
		x			x			x

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

 Listing Broker(s): **eXp Realty (Branch)**

1.5 acres house & acreage in a prime location. There is a 1,200 sq ft rancher with 3 bedrooms and 1 bathroom. 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!