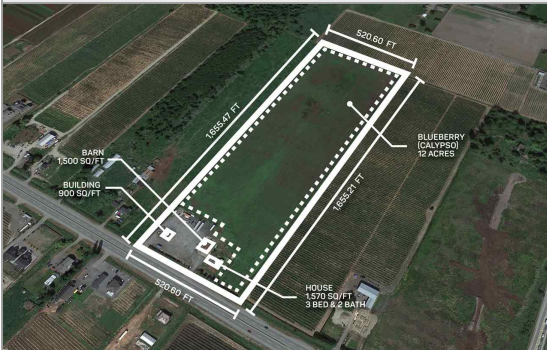


Active
R2500467
 Board: F
 House with Acreage

3386 176 STREET STREET

 Cloverdale
 Serpentine
 V3S 0L5

Residential Detached

\$3,350,000 (LP)
 (SP) **M**


Sold Date:	Frontage (feet):	520.60	Original Price: \$3,350,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1945
Depth / Size: 1655.21	Bathrooms:	2	Age: 75
Lot Area (sq.ft.): 0.00	Full Baths:	0	Zoning: A-1
Flood Plain: Yes	Half Baths:	2	Gross Taxes: \$8,467.98
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-105-445
			Tour:

 View: **Yes: Mountain and Valley Views**

Complex / Subdiv:

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

 Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water**
 Outdoor Area: **None**
 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: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

 Legal: **LOT 3, PLAN NWP4970, SECTION 29, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN PT ON SRW PL 17425**

 Amenities: **Barn, Storage, Workshop Detached**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24' x 16'			x			x
Main	Kitchen	12' x 11'4			x			x
Main	Bedroom	14' x 12'			x			x
Main	Bedroom	10' x 9'			x			x
Below	Bedroom	10' x 12'			x			x
Below	Den	6' x 5'6			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,150	# of Rooms:	6	Bath	1	Floor	Main	# of Pieces	1	Ensuite?	No	Outbuildings	
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:	30x50
Finished Floor (Below):	0	# of Levels:	2		3							Workshop/Shed:	
Finished Floor (Basement):	420	Suite:	None		4							Pool:	
Finished Floor (Total):	1,570 sq. ft.	Crawl/Bsmt. Height:			5	Main	1	No				Garage Sz:	
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	3							Grg Dr Ht:	
Grand Total:	1,570 sq. ft.	Basement:	Full		6								
					7								
					8								

 Listing Broker(s): **eXp Realty (Branch)**
19.74 ACRE BLUEBERRY FARM. The home is 1,570 SQ/FT, with 3 Bedrooms and 2 Bathrooms. The home does need TLC. Also included is a 1,500 SQ/FT Barn and 900 SQ/FT Building. Approx. Planted with 12 Acres Clipso Blueberry variety. Great location to build your dream home. Close to all amenities and easy access to Highway #15, Highway #10, Highway #1 and USA Boarder.