


Active **6716 168 STREET** **\$3,988,000 (LP)**
R2756335 Cloverdale (SP)
 Board: F, Detached Cloverdale BC
 House with Acreage V3S 3T6

Days on Market: **0** List Date: **3/13/2023** Expiry Date: **3/8/2024**
 Previous Price: **\$0** Original Price: **\$3,988,000** Sold Date:

Meas. Type: **Feet** If new, GST/HST: **0** Approx. Year Built: **1935**
 Frontage (feet): **188.00** Bedrooms: **3** Age: **88**
 Frontage: **57.30** Bathrooms: **1** Zoning: **A1**
 Depth / Size: **2472.51(1)** Full Baths: **1** Gross Taxes: **\$734.40**
 Lot Area (sq.ft.): **0.00** Half Baths: **0** For Tax Year: **2022**
 Lot Area (acres): **18.97** Rear Yard Exp: **0** Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **011-393-335** Tour: **Virtual Tour URL**
 View: **Yes : Valley**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **City/Municipal**



Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s)**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Open, RV Parking Avail.**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Seller's **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Legal: **PARCEL L, SECTION 18, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, (REF PL 8560) SW1/4**

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

Amenities: **Barn**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	989	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	276	Main	Kitchen	17' x 18'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17' x 12'			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	9' x 9'6"			x	
Finished Floor (Basement):	0	Above	Primary Bedroom	15' x 12'			x	
Finished Floor (Total):	1,265 sq. ft.	Above	Bedroom	9' x 9'6"			x	
Unfinished Floor:	0						x	
Grand Total:	1,265 sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	

Suite: **None**
 Basement: **Crawl**

Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **5**

Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506** List Broker 3:
 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988** **nav@farmsinbc.com**
 List Broker 2: List Desig Agt 2: 3: Appointments: **Touchbase**
 Sell Broker 1: Phone: **TOUCHBASE**
 Sell Sales Rep 1: **604-360-1049**
 Owner:
 Commission: Occupancy: **Owner**

Realtor Remarks: **PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, please browse our website at www.farmsinbc.com.**

18.97 ACRES, HOUSE AND ACREAGE! Fantastic location to build your dream home with access to all utilities, out of the flood plain, option to build a 3-story home at 7,500 SQ/FT. The property has a 1,265 SQ/FT Home with 3 Bedrooms and 1 Bathroom, 4,000 SQ/FT, and 1,050 SQ/FT Barns. Centrally located and neighboring Northview Golf Course with amazing valley views. Close to all amenities; schools, transit, and shopping. Easy access to Highway #10, Highway #15, Highway #1, and the USA Border.