


Active **3386 176 STREET** **\$5,250,000 (LP)**
R2887917 Cloverdale (SP)
 Board: F, Detached
 House with Acreage V3Z 1C4



Days on Market: **0** List Date: **6/10/2024** Expiry Date: **12/31/2024**
 Previous Price: **\$0** Original Price: **\$5,250,000** Sold Date:

Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **1975**
 Frontage (feet): **520.60** Bedrooms: **4** Age: **49**
 Frontage (metres): **158.68** Bathrooms: **3** Zoning: **A-1**
 Depth / Size: **1,655.47** Full Baths: **3** Gross Taxes: **\$2,403.43**
 Lot Area (sq.ft.): **0.00** Half Baths: **0** For Tax Year: **2023**
 Lot Area (acres): **19.74** Rear Yard Exp: Tax Inc. Utilities?:
 Flood Plain: **Yes** P.I.D.: **011-105-445** Tour: **Virtual Tour URL**
 View: **Yes : Mountain and Valley Views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **City/Municipal, Well - Drilled**

Style of Home: **Basement Entry** Total Parking: Covered Parking: Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Add. Parking Avail., Open**
 Exterior: **Vinyl** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Renovations: **Completely** Reno. Year: **2023** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **0** R.I. Fireplaces: Rain Screen: Seller's Interest: **Registered Owner**
 Fireplace Fuel: **None** Metered Water: Property Disc.: **No : Provided Upon Acceptance**
 Fuel/Heating: **Forced Air** R.I. Plumbing: Fixtures Leased: **No :**
 Outdoor Area: **Patio(s)** Fixtures Rmvd: **No :**
 Type of Roof: **Asphalt** Floor Finish:

Legal: **LOT 3, PLAN NWP4970, SECTION 29, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN PT ON SRW PL 17425** Municipal Charges
 Amenities: **Barn, Storage, Workshop Detached** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

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

Finished Floor (Main):	1,720	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	420	Main	Kitchen	14'5x13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Laundry	9'2x5'9			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	9'2x14'5			x	
Finished Floor (Basement):	0	Main	Living Room	16'x19'7			x	
Finished Floor (Total):	2,140 sq. ft.	Main	Bedroom	11'10x8'11			x	
Unfinished Floor:	0	Main	Foyer	7'11x6'6			x	Main 4
Grand Total:	2,140 sq. ft.	Main	Bedroom	9'11x17'			x	
Fir Area (Det'd 2nd Res):	850 sq. ft.	Main	Kitchen	11'5x12'4			x	
Suite: None		Above	Bedroom	11'8x13'11			x	Above 3
Basement: Fully Finished		Above	Primary Bedroom	9'4x17'6			x	
							x	
							x	
							x	

Crawl/Bsmt. Ht: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **2** # of Rooms: **10** 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: 3: Appointments: **Touchbase**
 List Desig Agt 2: Call: **TOUCHBASE**
 Buyer's Broker 1: 3: Phone: **604-782-0988**
 Buyer's Agent 1: 3:
 Owner:
 Commission: Occupancy: **Owner**

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

19.74 ACRES, 2 HOMES AND BLUEBERRY FARM. This expansive property includes a fully renovated 2,140 SQ/FT home featuring 4 bedrooms and 3 bathrooms. Additionally, there's a secondary home of 850 SQ/FT with 2 bedrooms and 1 bathroom, currently rented for \$900 per month. The property also boasts a spacious 2,900 sq/ft barn. The farm comprises approximately 17.5 acres of Calypso variety blueberries, planted in 2019. It is conveniently close to all amenities, making it an ideal spot to build your dream home or establish an agribusness. Easy access to Highway #15, Highway #10, Highway #1 and USA Border.