


<b>Active</b> <b>R3034292</b> Board: F, Detached House with Acreage		<b>4490 152 STREET</b> Cloverdale Serpentine V3Z 1G8		<b>\$6,250,000 (LP)</b> (SP)																																																																																																			
		Days on Market: <b>0</b> List Date: <b>8/8/2025</b> Seller's Acceptance Date:		Orig. Price: <b>\$6,250,000</b> Expiry Date: <b>8/8/2026</b> Subject Removal Date:																																																																																																			
		Prev. Price: <b>\$0</b>		Completion Date:																																																																																																			
		Meas. Type: <b>Feet</b> If new, GST/HST		Approx. Year Built: <b>2008</b>																																																																																																			
		Frontage (feet): <b>366.69</b> Bedrooms: <b>6</b>		Age: <b>17</b>																																																																																																			
		Frontage (metres): <b>111.77</b> Bathrooms: <b>8</b>		Zoning: <b>A1</b>																																																																																																			
		Depth / Size: <b>2606.92</b> Full Baths: <b>5</b>		Gross Taxes: <b>\$16,527.78</b>																																																																																																			
		Lot Area (sq.ft.): <b>0.00</b> Half Baths: <b>3</b>		For Tax Year: <b>2024</b>																																																																																																			
		Lot Area (acres): <b>23.82</b> Rear Yard Exp: <b>East</b>		Tax Inc. Utilities?: <b>No</b>																																																																																																			
		Flood Plain: <b>Yes</b> P.I.D.: <b>005-314-551</b>		Tour: <b>Virtual Tour Link</b>																																																																																																			
		View: <b>Yes : Mountain Views</b>																																																																																																					
Complex/Subdiv:																																																																																																							
First Nation Reserve:																																																																																																							
Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>																																																																																																							
Sewer Type: <b>Septic</b> Water Supply: <b>City/Municipal</b>																																																																																																							
Style of Home: <b>2 Storey, Basement Entry</b> Construction: <b>Frame - Wood</b> Exterior: <b>Stone, Stucco</b> Foundation: <b>Concrete Perimeter</b>		Total Parking:    Covered Parking:    Parking Access: Parking: <b>Add. Parking Avail., Garage; Triple, Open</b> Driveway Finish: Dist. to Public Transit: Title to Land: <b>Freehold NonStrata</b> Dist. to School Bus: Seller's Interest: <b>Registered Owner</b> Land Lease Expiry Year: Property Disc.: <b>Yes</b> Fixtures Leased: <b>No</b> : Fixtures Rmvd: <b>No</b> : Floor Finish:																																																																																																					
Renovations: # of Fireplaces: <b>2</b> R.I. Fireplaces: Fireplace Fuel: <b>Natural Gas</b> Fuel/Heating: <b>Radiant</b> Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>		Reno. Year: Rain Screen: Metered Water: R.I. Plumbing:																																																																																																					
Type of Roof: <b>Asphalt</b>																																																																																																							
Legal: <b>LOT 15, PLAN NWP16404, DISTRICT LOT S1/2 163, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 61721, 63291</b>																																																																																																							
Amenities: <b>Barn, Storage, Workshop Detached</b>  Site Influences: <b>Central Location, Cleared, Golf Course Nearby, Private Setting, Shopping Nearby</b> Features: <b>CltHwsh/Dryr/Frdg/Stve/DW</b>					Municipal Charges Garbage: Water: Dyking: Sewer: Other:																																																																																																		
Finished Floor (Main): <b>4,277</b> Finished Floor (Above): <b>3,781</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>0</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>8,058 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>8,058 sq. ft.</b> Flr Area (Det'd 2nd Res): <b>2,400 sq. ft.</b>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Foyer</td> <td>19'11x12'2"</td> <td>Main</td> <td>Laundry</td> <td>11'5 x 6'11"</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>16'x16'3"</td> <td>Main</td> <td>Mud Room</td> <td>7'10 x 12'9"</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>19'x14'4"</td> <td>Above</td> <td>Flex Room</td> <td>11'9 x 10'11"</td> <td>Main 5</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>16'2x15'8"</td> <td>Above</td> <td>Recreation Room</td> <td>26'8 x 20'2"</td> <td>Above 5</td> </tr> <tr> <td>Main</td> <td>Flex Room</td> <td>10'7x10'6"</td> <td>Above</td> <td>Bar Room</td> <td>13'2 x 7'7"</td> <td></td> </tr> <tr> <td>Main</td> <td>Walk-In Closet</td> <td>6'x5'11"</td> <td>Above</td> <td>Bedroom</td> <td>13'3 x 12'10"</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>14'9x15'10"</td> <td>Above</td> <td>Bedroom</td> <td>13'4 x 12'10"</td> <td>Above 5</td> </tr> <tr> <td>Main</td> <td>Flex Room</td> <td>11'2x9'7"</td> <td>Above</td> <td>Walk-In Closet</td> <td>6'11 x 4'6"</td> <td>Above 5</td> </tr> <tr> <td>Main</td> <td>Walk-In Closet</td> <td>13'8x11'1"</td> <td>Above</td> <td>Office</td> <td>11'10 x 11'3"</td> <td></td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>20'x21'1"</td> <td>Above</td> <td>Bedroom</td> <td>16'2 x 15'1"</td> <td>Main 4</td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>18'5x14'7"</td> <td>Above</td> <td>Flex Room</td> <td>10'7 x 8'8"</td> <td>Above 2</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>16'11x16'11"</td> <td>Above</td> <td>Walk-In Closet</td> <td>6'3 x 4'6"</td> <td></td> </tr> <tr> <td>Main</td> <td>Wok Kitchen</td> <td>12'10x7'4"</td> <td>Above</td> <td>Bedroom</td> <td>14'8 x 16'3"</td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Foyer	19'11x12'2"	Main	Laundry	11'5 x 6'11"	Floor #Pcs	Main	Living Room	16'x16'3"	Main	Mud Room	7'10 x 12'9"	Main 2	Main	Dining Room	19'x14'4"	Above	Flex Room	11'9 x 10'11"	Main 5	Main	Bedroom	16'2x15'8"	Above	Recreation Room	26'8 x 20'2"	Above 5	Main	Flex Room	10'7x10'6"	Above	Bar Room	13'2 x 7'7"		Main	Walk-In Closet	6'x5'11"	Above	Bedroom	13'3 x 12'10"	Main 2	Main	Primary Bedroom	14'9x15'10"	Above	Bedroom	13'4 x 12'10"	Above 5	Main	Flex Room	11'2x9'7"	Above	Walk-In Closet	6'11 x 4'6"	Above 5	Main	Walk-In Closet	13'8x11'1"	Above	Office	11'10 x 11'3"		Main	Family Room	20'x21'1"	Above	Bedroom	16'2 x 15'1"	Main 4	Main	Eating Area	18'5x14'7"	Above	Flex Room	10'7 x 8'8"	Above 2	Main	Kitchen	16'11x16'11"	Above	Walk-In Closet	6'3 x 4'6"		Main	Wok Kitchen	12'10x7'4"	Above	Bedroom	14'8 x 16'3"	
Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms																																																																																																	
Main	Foyer	19'11x12'2"	Main	Laundry	11'5 x 6'11"	Floor #Pcs																																																																																																	
Main	Living Room	16'x16'3"	Main	Mud Room	7'10 x 12'9"	Main 2																																																																																																	
Main	Dining Room	19'x14'4"	Above	Flex Room	11'9 x 10'11"	Main 5																																																																																																	
Main	Bedroom	16'2x15'8"	Above	Recreation Room	26'8 x 20'2"	Above 5																																																																																																	
Main	Flex Room	10'7x10'6"	Above	Bar Room	13'2 x 7'7"																																																																																																		
Main	Walk-In Closet	6'x5'11"	Above	Bedroom	13'3 x 12'10"	Main 2																																																																																																	
Main	Primary Bedroom	14'9x15'10"	Above	Bedroom	13'4 x 12'10"	Above 5																																																																																																	
Main	Flex Room	11'2x9'7"	Above	Walk-In Closet	6'11 x 4'6"	Above 5																																																																																																	
Main	Walk-In Closet	13'8x11'1"	Above	Office	11'10 x 11'3"																																																																																																		
Main	Family Room	20'x21'1"	Above	Bedroom	16'2 x 15'1"	Main 4																																																																																																	
Main	Eating Area	18'5x14'7"	Above	Flex Room	10'7 x 8'8"	Above 2																																																																																																	
Main	Kitchen	16'11x16'11"	Above	Walk-In Closet	6'3 x 4'6"																																																																																																		
Main	Wok Kitchen	12'10x7'4"	Above	Bedroom	14'8 x 16'3"																																																																																																		
Suite: <b>None</b> Basement: <b>Fully Finished</b> Crawl/Bsmt. Ht:    # of Levels: <b>2</b> # of Kitchens: <b>2</b> # of Rooms: <b>28</b>		Manuf Type: MHR#:    Registered in MHR?: ByLaw Restrictions:    CSA/BCE:		PAD Rental: Maint. Fee:																																																																																																			
List Broker 1: <b>eXp Realty of Canada, Inc. - OFC: 833-817-6506</b> List Desig Agt 1: <b>Nav Sekhon - PREC - Phone: 604-782-0988</b> List Broker 2: List Desig Agt 2: Buyer's Broker 1: Buyer's Agent 1: Owner: Commission:		List Broker 3: <b>nav@farmsinbc.com</b> 3: 2: 3:		Appointments: Call: Phone:																																																																																																			
				<b>Touchbase</b> <b>TOUCHBASE</b> <b>604-782-0988</b>																																																																																																			
Occupancy: <b>Owner</b>																																																																																																							
Realtor <b>PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must</b> Remarks: <b>provide 24 hours notice for showing. For more details and images, browse our website at www.farmsinbc.com.</b>																																																																																																							
<b>23.82 ACRES WITH 2 HOMES.</b> The main Estate home was built in 2008 and is 8,058 SQ/FT, with a 3-car garage, includes 6 spacious Bedrooms, 8 Bathrooms, Large Kitchen, Spice Kitchen, a Theater/ Bar Room, and over 3,097 SQ/FT of Patio, Balcony, and Decks. The second Home is 2,400 SQ/FT with 6 Bedrooms and 3 Bathrooms. Also included is a 2,300 SQ/FT Barn and a 4,500 SQ/FT Building. Easy access to all amenities, shopping, entertainment, Highway #10, and the USA Border.																																																																																																							