

Presented by:  
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**Sold**  
**R2017424**

Board: F  
 House/Single Family

**16641 61 AVENUE**

Cloverdale  
 Cloverdale BC  
 V3S 1W2

Residential Detached

**\$800,000** (LP)

**\$812,500** (SP)



Sold Date: **11/29/2015** Frontage (feet): **91.57** Original Price: **\$800,000**  
 Depth / Size (ft.): Bedrooms: **6** Approx. Year Built: **2001**  
 Lot Area (sq.ft.): **8,162.00** Bathrooms: **4** Age: **14**  
 Flood Plain: Full Baths: **3** Zoning: **RF**  
 Rear Yard Exp: Half Baths: **1** Gross Taxes: **\$3,755.29**  
 Approval Req?: For Tax Year: **2015**  
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**  
 P.I.D.: **024-831-794**

View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Vinyl, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
 Parking: **Garage; Double**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 51 SECTION 12 TOWNSHIP 2 PLAN LMP46878 NWD**

Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'4 x 16'	Above	Bedroom	9'11 x 11'6			x
Main	Dining Room	10'6 x 9'9	Bsmt	Living Room	15'7 x 15'2			x
Main	Kitchen	11'1 x 15'10	Bsmt	Kitchen	10'10 x 13'6			x
Main	Family Room	16'5 x 15'10	Bsmt	Foyer	7'9 x 5'8			x
Main	Eating Area	8'8 x 7'2	Bsmt	Bedroom	15'8 x 17'3			x
Main	Foyer	14'8 x 8'	Bsmt	Bedroom	15'9 x 8'10			x
Main	Laundry	8'4 x 7'5						x
Above	Master Bedroom	16'5 x 12'						x
Above	Bedroom	11'10 x 8'10						x
Above	Bedroom	13' x 10'2						x

Finished Floor (Main):	<b>957</b>	# of Rooms: <b>16</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,192</b>	# of Kitchens: <b>2</b>	1	Main	2	No	Barn:
Finished Floor (Below):	<b>1,192</b>	# of Levels: <b>3</b>	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Above	4	No	Pool:
Finished Floor (Total):	<b>3,341 sq. ft.</b>	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b>	5				Door Height:
Grand Total:	<b>3,341 sq. ft.</b>	Beds not in Basement: <b>4</b>	6				
		Basement: <b>Full</b>	7				
			8				

Listing Broker(s): **Macdonald Realty (152)**

Beautiful home, first time on the market. When the owners had this home designed for them they knew exactly what they wanted. Four spacious bedrooms with an ensuite that had enough room for two busy professionals to get ready in the morning. A spacious main floor that had a traditional floor plan, yet gave the feel of a great room in the back. A basement suite that had the same high level of finish as the main floor, because sometimes suites are meant for family. They also were very discriminating in their choice of lots, they wanted a large lot that was private, with plenty of room for rv parking as well as other assorted toys. They loved to entertain and so made sure that the back yard had a large patio as well as a large covered deck off the kitchen for BBQing. Now, it can be yours.