

**R2512024**  
House/Single Family

**16845 60A AVENUE**  
Surrey  
Cloverdale BC  
V3S 8X5

Residential Detached  
**\$1,049,000 (LP)**



Depth/Size (ft.): **92.50x96.25x112.92** Frontage (ft.): **33.36** Approx. Yr Built: **1997**  
 Lot Area (sq.ft.): **6,000.00** Bedrooms: **4** Age: **23**  
 Flood Plain: **No** Bathrooms: **3** Zoning: **RES**  
 Full Baths: **2** Gross Taxes: **\$3,733.27**  
 Half Baths: **1** For Tax Year: **2019**  
 Rear Yard P.I.D.: **023-347-767**  
 Exp:  
 View: **No**  
 Complex / Subdiv: **PARKVIEW TERRACE**  
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Transit: Dist to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL LMP27267 LT 15 LD 36 SEC 7 TWP 8 PART NW 1/4.**

Amenities: **Air Cond./Central,In Suite Laundry,Storage**

Site Influences:

Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 17'1			x			x
Main	Dining Room	11' x 12'			x			x
Main	Kitchen	12'6 x 12'8			x			x
Main	Family Room	17'2 x 12'8			x			x
Main	Nook	11'4 x 11'8			x			x
Main	Den	9'8 x 8'6			x			x
Above	Master Bedroom	15'6 x 15'2			x			x
Above	Bedroom	11'1 x 10'			x			x
Above	Bedroom	11'6 x 11'			x			
Above	Bedroom	12' x 10'			x			

Finished Floor (Main):	<b>1,336</b>	# of Rooms:	<b>10</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>1,026</b>	# of Kitchens:	<b>1</b>	1	Main	2	No
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	Above	4	No
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	Above	5	Yes
Finished Floor (Total):	<b>2,362 sq. ft.</b>	Crawl/Bsmt. Height:		4			No
Unfinished Floor:	<b>0</b>	Beds in Bsmt.:	<b>0</b>	5			No
Grand Total:	<b>2,362 sq. ft.</b>	Basement:	<b>Crawl,None</b>	6			No
		Beds not in Bsmt.:	<b>4</b>	7			No
				8			No

Listing Broker(s): **RE/MAX Treeland Realty**

**Parkview Terrace. Great family home in cul-de-sac that is close to park and playing fields. Four spacious bedrooms up featuring large Master bedroom has walk-in closet with 5 piece master bath, New roof installed 2018 and Fresh designer paint on the exterior done in 2019, energy-efficient tankless hot water heater, Heat pump that reduces heat cost while doubling as Air conditioning in summer, Mature hedging throughout entire backyard creates a nice cozy private area with covered deck that is perfect for year round BBQs and entertaining. Large 22 X 20 garage plus much more.**