



Presented by:

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Active
R3119756

Board: F
House/Single Family

6880 190TH STREET

Cloverdale
Clayton
V4N 5P1

Residential Detached

\$1,205,999 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,205,999
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2005
Frontage(feet): 25.92	Bathrooms: 3	Age: 21
Frontage(metres): 7.90	Full Baths: 2	Zoning: R5
Depth / Size: 91.86	Half Baths: 1	Gross Taxes: \$4,915.34
Lot Area (sq.ft.): 2,381.00	Rear Yard Exp: East	For Tax Year: 2025
Lot Area (acres): 0.05	P.I.D.: 026-059-649	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv: East Clayton / Clayton Heights		
First Nation Reserve:		
Services Connected: Community, Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access: **Lane**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **850 m** Dist. to School Bus: **550 m**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes :Stand-up Freezer**
Floor Finish: **Laminate, Carpet**

Legal: **LOT 29, PLAN BCP13462, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Vacuum - Built In**

Finished Floor (Main):	760	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	749	Main	Living Room	13'3 x 11'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'3 x 9'0			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	9'7 x 10'3			x	Above 3
Finished Floor (Basement):	0	Main	Family Room	17'0 x 12'3			x	Above 3
Finished Floor (Total):	1,509sq. ft.	Abv Main 2	Primary Bedroom	11'11 x 14'3			x	
Unfinished Floor:	759	Abv Main 2	Bedroom	10'1 x 11'5			x	
Grand Total:	2,268sq. ft.	Abv Main 2	Bedroom	12'0 x 11'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Flex Room	12'5 x 15'7			x	
		Bsmt	Workshop	15'10 x 22'4			x	
							x	
							x	
							x	
Suite:							x	
Basement: Separate Entry, Unfinished							x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 9	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Initia Real Estate**

Beautifully maintained Foxridge-built Craftsman home with standout curb appeal, ideally located in a highly sought-after, family-friendly neighbourhood, front porch, lane access to detached double garage. Features granite countertops in Kitchen, high-gloss trim, designer lighting, & custom window shutters. Functional, family-friendly layout with bright, inviting living spaces. Private, low-maintenance backyard with newer stamped concrete, fencing, and gas BBQ hookup—ideal for entertaining. Basement with separate entry offers great potential for future suite or extended family. Located in a quiet neighbourhood walking distance to schools, parks, community centre, shopping, and future SkyTrain access. Offering the perfect blend of convenience, community, and walkability—this home has it all!