

18048 63b Avenue, Surrey

\$1,800,000

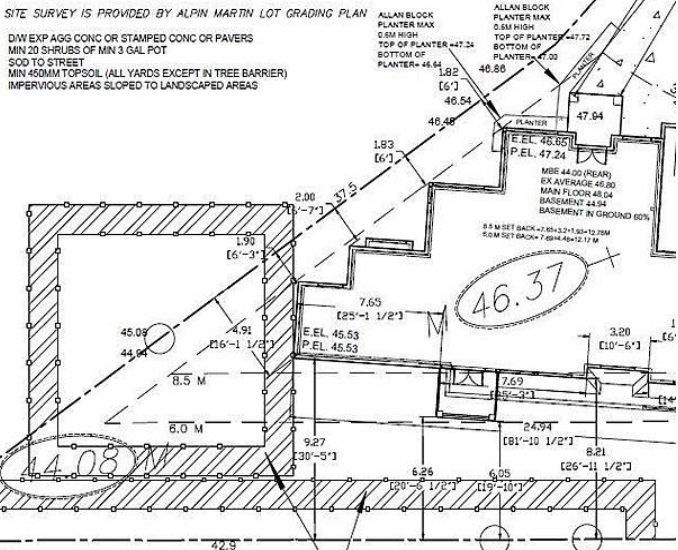
- 01 WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS
- 02 CONTRACTOR MUST CONFIRM ALL ON SITE CONDITIONS BEFORE STARTING WORK
- 03 ALL WORK MUST BE IN CONFIRMATION WITH REQUIREMENT OF B.C. BUILDING CODE LATEST EDITION.
- 04 MINIMUM CONCRETE STRENGTH AT 28 DAYS MUST BE 3000 P.S.I. AND ALL CONCRETE WORK MUST BE IN ACCORDANCE WITH C.S.A. 3.A231.
- 05 ALL FRAMING AND NAILING MUST BE IN ACCORDANCE TO B.C. BUILDING CODE PART 9 AND DESIGNED TO C.S.A. LATEST EDITION.
- 06 FRAMING LUMBER MUST BE DOUGLAS FIR #2 OR BETTER.
- 07 WOOD TRUSSES SHOULD BE DESIGNED AND SEALED BY P.ENG. REGISTERED IN B.C.
- 08 OWNER OR CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.

2846)=4596.1 SQ. FT.
 = 2227.2 SQ. FT.
 Q. FT.
 = 556.8 SQ FT
 +109 = 627 SQ FT
 SQ. FT.
 FT.=459.61 SQ. FT.
 SQ. FT.
 I. FT.
 +T PERMITTED)

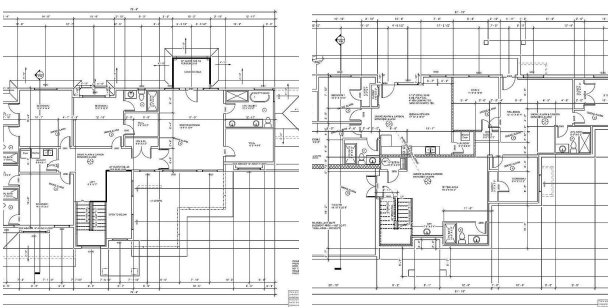
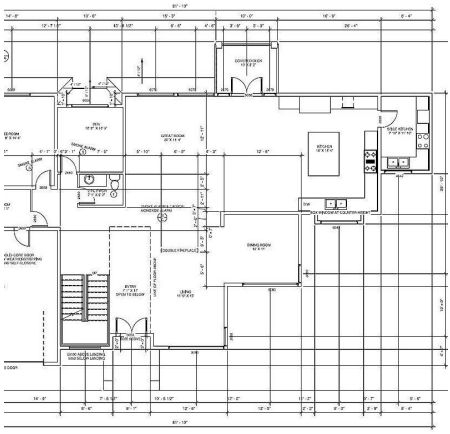
34.88 SQ FT
 32+12 = 2878 SQ FT

10 REPLACEMENT TREES IN REAR YARD AS PER TREEPLAN. CM CAL DECIDUOUS TREES OR 5 M HIGH CONIFERS

3 PLAN **
 required using to state which not of other the Y's Engineering name, 2024.



- TREE PROTECTION BARRIER REQD.
- NO GRADE CHANGES IN BARRIERS
- NO STRUCTURES OR RETAINING IN 1.5M



Opportunity to build your dream house on this 8800 sqft lot in the prime area of Cloverdale, will allow 3-level home. Building plans ready to be submitted to the City with a home over 7300SQFT!!

KEY INFORMATION

- MLS® R2675110
- Land Only
- Cloverdale
- 0 Bedrooms
- 0 Bathrooms
- 0 SF
- 8,846 SF Lot

FEATURES

- Views: MOUNTAIN VIEW
- Listed By: Team 3000 Realty Ltd.

