

Depth/Size (ft):	95	Bedrooms:	8	Approx. Year Built:	2021
Frontage (ft):	39.00	Bathrooms:	6	Age:	3
Lot Area (sq.ft.):	3,684.00	Full Baths:	6	Zoning:	RF-13
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,134.35
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	031-022-383

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Vinyl	Parking Access:	Lane
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Propane Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Radiant	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 2, PLAN EPP71534, SECTION 8, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central

Site Influences: Central Location,Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'	Above	Bedroom	11' x 10'	Bsmt	Bedroom	11'8 x 11'6
Main	Family Room	10'8 x 12'4	Above	Bedroom	11' x 10'6	Bsmt	Walk-In Closet	4'10 x 5'
Main	Kitchen	15'2 x 13'2	Above	Bedroom	11' x 10'8			
Main	Wok Kitchen	8'6 x 6'	Bsmt	Living Room	18' x 9'12			
Main	Bedroom	10'10 x 11'	Bsmt	Kitchen	9'20 x 12'2			
Above	Primary Bedroom	13'8 x 14'6	Bsmt	Bedroom	11' x 13'4			
Above	Walk-In Closet	8'6 x 7'	Bsmt	Bedroom	11' x 9'6			

Finished Floor (Main):	1,091 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,108 sqft	# Of Kitchens:	3	Main	3	No
Finished Floor (Below):	1,091 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	3,290 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Bsmt	4	Yes
Grand Total:	3,290 sqft	Beds In Bsmt:	3 / 8	Bsmt	4	No
		# Of Pets:				

Beautiful modern three-level home located in the highly desired Cloverdale neighborhood. Main floor features stunning living area and kitchen complete with integrated appliance package, hardwood flooring, and a large family room. This home perfectly blends elegance with functional living space as it boasts a spacious kitchen with a large island (plus a bonus spice kitchen), 7 Bedrooms, and 6 Bathrooms. Not to mention, the basement features an EXCEPTIONAL 3 Bedroom Suite with 2 full baths & separate laundry - a perfect rental option to assist with the mortgage! SHOWS BETTER THAN NEW!