

<b>Depth/Size (ft):</b>	122	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>	31.00	<b>Bathrooms:</b>	5	<b>Age:</b>	15
<b>Lot Area: (sq.ft.)</b>	3,787.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RF9C
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,759.36
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-195-929

<b>Style of Home:</b>	2 Storey w/Bsmt.,Carriage/Coach House	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Park / Greenspace
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	CLAYTON VILLAGE
<b>Services Connected:</b>	Electricity,Natural Gas,Water
<b>Legal:</b>	LOT 15 SECTION 21 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP32305
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Lane Access,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	16'7 x 15'9	Above	Bedroom	11'2 x 10'
Main	Kitchen	15'6 x 11'3	Above	Bedroom	11'2 x 10'2
Main	Dining Room	11'9 x 11'1	Above	Laundry	11'2 x 4'11
Main	Living Room	15'8 x 13'9	Bsmt	Recreation Room	25'9 x 15'8
Above	Primary Bedroom	15'7 x 11'6	Bsmt	Flex Room	19'4 x 14'3
Above	Walk-In Closet	9'2 x 5'9	Bsmt	Utility	10'2 x 5'3

<b>Finished Floor (Main):</b>	1,002 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	939 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	991 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Bsmt	4	No
<b>Finished Floor (Total):</b>	3,413 sqft	<b>Crawl/Bsmt Height:</b>		Above	5	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	3,413 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Amazing 3413 sq ft. home on a 3787 sq ft. lot! This quality-built Coach home boasts a spacious living area with open kitchen featuring granite countertops & stainless appliances. Large primary bedroom with luxurious 5pc en-suite & walk-in closet. Fully finished basement with separate entrance - roughed in for a additional kitchen/suite. Situated on a serene cul-de-sac street across from the new Salmon Berry Park, this property is within walking distance to transit, schools, shopping & recreation. The legal one-bedroom coach home above the garage provides an excellent mortgage helper. New Furnace with A/C and new hot water on demand system + new hot water tank for the coach house! Enjoy the fully fenced yard with a concrete patio. This is the best value in the area and a must-see property!