

Depth/Size (ft):	93.00	Bedrooms:	9	Approx. Year Built:	2010
Frontage (ft):	65.00	Bathrooms:	7	Age:	14
Lot Area: (sq.ft.)	6,041.00	Full Baths:	6	Zoning:	RF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$7,482.11
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	027-204-758

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 40, PLAN BCP32045, SECTION 4, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry
Site Influences:	Private Setting
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Westmont Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 13'	Main	Wok Kitchen	9' x 5'	Bsmt	Bedroom	11'2 x 10'8
Main	Dining Room	13'2 x 9'3	Above	Primary Bedroom	16'5 x 14'	Bsmt	Bedroom	10'8 x 10'4
Main	Kitchen	14' x 12'	Above	Bedroom	14'4 x 13'	Bsmt	Laundry	5' x 9'
Main	Family Room	15' x 13'2	Above	Bedroom	11' x 10'8	Bsmt	Kitchen	12' x 7'
Main	Nook	14' x 8'	Above	Bedroom	13'2 x 11'4	Bsmt	Kitchen	13' x 6'3
Main	Den	11' x 10'5	Above	Bedroom	14'6 x 13'			
Main	Bedroom	14'4 x 11'4	Bsmt	Bedroom	13'10 x 13'6			

Finished Floor (Main):	1,472 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,215 sqft	# Of Kitchens:	4	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	1,472 sqft	Suite:	Legal Suite	Above	5	Yes
Finished Floor (Total):	4,159 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Above	4	No
Grand Total:	4,159 sqft	Beds In Bsmt:	3 / 9	Bsmt	4	No
		# Of Pets:		Bsmt	4	No

Here is the opportunity to own a brilliantly custom built home in the heart of Cloverdale. This beautifully landscaped house sits on 6000+sf lot. On the main floor we have living room, family room, kitchen, spice kitchen, dining room, nook, den, a good size bedroom. Top floor offers a huge primary bedroom with a walk-in closet, along with 4 spacious rooms. Basement offers two mortgage helpers, a one bedroom and a two bedrooms. This house offers a large deck and central air conditioning. Do not miss this chance. Come by and see!