

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2015
Frontage (ft):		Bathrooms:	3	Age:	9
Lot Area:		Full Baths:	2	Zoning:	MULTI
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,045.95
Rear Yard Exp:		Maint. Fee:	287.28	For Tax Year:	2023
View:	No			P.I.D.:	029-722-381

Style of Home:	3 Storey,Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	The Heights
Services Connected:	Electricity
Legal:	STRATA LOT 34, PLAN EPS2600, SECTION 9&16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Playground
Site Influences:	
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Rennie & Associates Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 15'0			
Main	Dining Room	11'7 x 10'5			
Main	Kitchen	9'11 x 14'8			
Above	Primary Bedroom	11'8 x 14'3			
Above	Bedroom	9'9 x 8'11			
Above	Bedroom	8'4 x 12'1			
Below	Office	9'8 x 5'8			

Finished Floor (Main):	667 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	665 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	133 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:	None	Main	2	No
Finished Floor (Total):	1,465 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,465 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to your new family home in Cloverdale. This stunning 3bed/3bath 1400+sq feet of living space is the perfect size. When you step on to the main floor you're greeted by a large bright kitchen with S/S appliances, quartz counters, ample storage space, 9 foot ceilings, laminate flooring, large balcony and 2 pc bath for guests. Upstairs features huge primary bedroom with private ensuite and walk-in closet plus 2 good size bedrooms and 4pc main bath. Bonus! Home comes with central A/C on the main floor, EV charger in the garage, good size patio with yard on garage level plus a office space and 2 parking spots in tandem garage! Close to shopping, schools, public transit and the future skytrain line. Pride of ownership truly shows!