

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>	70.00	<b>Bathrooms:</b>	5	<b>Age:</b>	17
<b>Lot Area (sq.ft.):</b>	10,635.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	SFR
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$7,068.68
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-601-842

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 12 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	5 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Panoramic View South West

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 7 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP22462

**Amenities:** Garden,In Suite Laundry,Pool; Outdoor,Storage

**Site Influences:** Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Swimming Pool Equip.,Vacuum - Built In,Vaulted Ceiling

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8' x 8'7	Above	Primary Bedroom	10'10 x 9'5	Below	Bedroom	18'1 x 11'4
Main	Dining Room	17'8 x 11'9	Above	Dressing Room	12'11 x 9'2	Below	Gym	14'6 x 11'9
Main	Bedroom	10' x 11'5	Above	Walk-In Closet	13'1 x 13'1	Below	Storage	14'6 x 5'2
Main	Kitchen	20'5 x 9'9	Above	Bedroom	16'5 x 15'7			
Main	Eating Area	10' x 11'5	Below	Family Room	28'3 x 13'1			
Main	Living Room	18'2 x 18'8	Below	Games Room	19'7 x 8'7			
Main	Laundry	11'7 x 8'9	Below	Bedroom	18'3 x 14'8			

<b>Finished Floor (Main):</b>	1,923 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,656 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	1,692 sqft	<b>Suite:</b>	None	Above	3	Yes
<b>Finished Floor (Total):</b>	5,271 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished	Below	3	Yes
<b>Grand Total:</b>	5,271 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Unparalleled QUALITY built CUSTOM home by Pro-Master Homes perched on Cloverdale's hilltop with stunning VIEWS. This 5 bed, 5 bath, home features 2 separate DBL garages with a captivating GRAND entry, a large OPEN CHEFS kitchen flooded w/windows, soaring VAULTED ceilings, exposed timber beams, oversized dining & living room, engineered hardwood floors & speakers throughout. Upstairs is a gorgeous primary suite out of a MAGAZINE, freestanding tub, shower, large W/I closet, island dresser & patio with incredible VIEWS + an additional bed & bath. Walk out basement features games room, wet bar, gym, 2 further beds & baths & its own separate 2 car garage, perfect for extended family. The backyard is an Entertainers DREAM, SALT WATER pool, waterfall, cabana & large back patio with gas fireplace.