

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	2006
Frontage (ft):	11.48	Bathrooms:	6	Age:	18
Lot Area: (sq.ft.)	3,592.00	Full Baths:	6	Zoning:	SFR
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,718.01
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	026-090-767

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Lane
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,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Sanitary Sewer,Water

Legal: LOT 15, PLAN BCP14226, SECTION 18, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5 x 20'1	Above	Bedroom	9'6 x 10'11	Below	Family Room	11'3 x 9'2
Main	Kitchen	7'7 x 17'3	Above	Bedroom	11'4 x 13'	Below	Bedroom	10'4 x 10'
Main	Dining Room	11'1 x 8'11	Above	Bedroom	9'9 x 12'	Below	Bedroom	10'4 x 11'1
Main	Family Room	15'5 x 20'1	Below	Kitchen	9'2 x 7'10	Below	Dining Room	10'3 x 15'9
Main	Bedroom	11'4 x 13'6	Below	Eating Area	9'2 x 13'10	Below	Kitchen	11'2 x 5'8
Main	Eating Area	11'5 x 10'11						
Above	Primary Bedroom	14'8 x 14'5						

Finished Floor (Main):	1,302 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,050 sqft	# Of Kitchens:	3	Main	3	No
Finished Floor (Below):	1,277 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	4	No
Finished Floor (Total):	3,629 sqft	Crawl/Bsmt Height:		Main	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Below	4	No
Grand Total:	3,629 sqft	Beds In Bsmt:	0 / 7	Below	4	No
		# Of Pets:				

Quality custom built home in the highly desirable Cloverdale neighborhood. Great family home with a open plan with laminate floors, detailed crown molding, great Room and bedroom on the main floor. Gourmet Island Kitchen with eating area, stainless steel appliances & tile floors in all baths. 4 Bedrooms up, the Master has a soaker tub/separate shower in the ensuite. Finished basement suited to help offset the mortgage payments. Just a blocks away from parks, schools, and transit.