

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2015
Frontage (ft):	29.00	Bathrooms:	4	Age:	9
Lot Area: (sq.ft.)	2,804.00	Full Baths:	3	Zoning:	RS1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,715.25
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	029-216-613

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 10 SECTION 22 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP30257
Amenities:	
Site Influences:	Central Location,Lane Access,Private Yard,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 10'	Above	Bedroom	10' x 15'5
Main	Dining Room	11' x 10'	Above	Bedroom	10' x 15'5
Main	Kitchen	15' x 10'3	Bsmt	Bedroom	11' x 14'
Main	Family Room	10'7 x 15'3	Bsmt	Flex Room	10'5 x 11'
Main	Foyer	4'7 x 13'8	Bsmt	Living Room	14' x 11'
Above	Primary Bedroom	13' x 12'2	Bsmt	Bedroom	14' x 10'
Above	Walk-In Closet	8' x 3'8			

Finished Floor (Main):	827 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	767 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Below	3	No
Finished Floor (Bsmt):	827 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,421 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,421 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Welcome to Clayton Heights! This bright and airy home, featuring an open floor plan, offers just under 2,500 square feet of living space with air conditioning. It includes 5 bedrooms—3 upstairs plus a home office on the main floor. The generous kitchen boasts granite countertops and a spacious island, while large windows flood the space with natural light. The fully finished basement, with its own entrances, includes 2 bedrooms and a rec room, making it ideal for a separate suite. Located in a GREAT LOCATION with easy access to major highways, shopping, and schools.