

<b>Depth/Size (ft):</b>	146.69	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>	55.28	<b>Bathrooms:</b>	3	<b>Age:</b>	35
<b>Lot Area: (sq.ft.)</b>	9,615.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,168.99
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	013-089-323

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

**View:** Yes : City

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 4, PLAN NWP80511, PART NE1/4, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'6 x 4'5	Main	Den	9'5 x 9'10
Main	Living Room	12'7 x 16'10	Above	Primary Bedroom	13'11 x 14'9
Main	Dining Room	11'11 x 11'4	Above	Walk-In Closet	6'4 x 8'1
Main	Kitchen	11'4 x 10'11	Above	Bedroom	10'3 x 10'0
Main	Eating Area	7'9 x 12'6	Above	Bedroom	10'11 x 10'0
Main	Family Room	12'10 x 15'8	Above	Bedroom	9'8 x 9'1
Main	Laundry	6'6 x 6'3	Above	Loft	13'7 x 18'4

<b>Finished Floor (Main):</b>	1,263 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,264 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	3	Yes
<b>Finished Floor (Total):</b>	2,527 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,527 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Spacious 2,527sqft home in fantastic Cloverdale location. A sunlit haven with a massive 9,615sqft private corner lot, ideal for gatherings or quiet moments. Boasting 4 Bedrooms, 3 Bathrooms, a Den AND Games Room above the double garage, this is a perfect family home! There's ample parking out front in the extra long driveway. All this & centrally located near schools, parks, shopping, and the upcoming sky train. Experience the perfect blend of tranquility and convenience with this spectacular location.