

Depth/Size (ft):	106.33	Bedrooms:	3	Approx. Year Built:	1986
Frontage (ft):	67.47	Bathrooms:	3	Age:	38
Lot Area: (sq.ft.)	7,104.00	Full Baths:	2	Zoning:	SFD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,677.39
Rear Yard Exp:	North			For Tax Year:	2023
View:				P.I.D.:	002-572-494

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
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:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv: LORRAINE ESTATES

Services Connected: Electricity,Natural Gas

Legal: LOT 22, PLAN NWP70598, PART NE1/4, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Amenities:

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

Features: ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Microwave,Security System,Storage Shed,Vacuum - Built In

Bylaw Restrict:

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 17'1	Main	Foyer	3'1 x 5'3
Main	Dining Room	9'6 x 11'6	Above	Primary Bedroom	11'10 x 18'10
Main	Kitchen	13'8 x 10'1	Above	Bedroom	12'4 x 9'0
Main	Eating Area	7'6 x 6'10	Above	Bedroom	9'5 x 12'3
Main	Family Room	13'6 x 13'5			
Main	Laundry	6'3 x 5'6			
Main	Utility	9'2 x 5'6			

Finished Floor (Main):	935 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	775 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	No
Finished Floor (Total):	1,710 sqft	Crawl/Bsmt Height:	3'5			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,710 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

This lovingly cared for & maintained 3 bdrm, 3 bthrm home is located on a great street in a fantastic neighbourhood in Cloverdale! Sitting on a 7104 sq ft lot w/ bonus RV / boat parking & a 10 x 20 shop w/ power! Main floor offers a traditional floor plan w/ living & formal dining rm that has french doors leading to the side patio. Kitchen includes loads of cabinetry opening to a casual eating area & family rm w/ gas fireplace. Sliders open to the back patio w/ new covered area for year round barbequing & the beautiful private yard! Up boasts 3 well sized bdrms including primary w/ his & hers closets, 5 pc ensuite & there is an additional 5 pc main bth. Loads of storage, a 5 yr old roof & 4 yr old hot water tank are just a couple of the upgrades! Walk a block to school & park! Call today!