

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2007
Frontage (ft):	19.13	Bathrooms:	3	Age:	17
Lot Area: (sq.ft.)	5,188.00	Full Baths:	2	Zoning:	RF-12
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,207.59
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	026-849-321

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	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:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 18, PLAN BCP26197, SECTION 17, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 14'9	Above	Bedroom	11'0 x 11'0
Main	Dining Room	7'3 x 11'4	Above	Bedroom	11'7 x 10'10
Main	Kitchen	13' x 16'7	Below	Games Room	33'11 x 15'9
Main	Flex Room	10'0 x 12'9	Below	Storage	6'11 x 7'8
Main	Foyer	6'8 x 8'8	Below	Gym	15'10 x 12'5
Above	Primary Bedroom	12'8 x 14'9			
Above	Walk-In Closet	5'7 x 6'0			

Finished Floor (Main):	960 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,068 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	237 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,265 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	725 sqft	Basement:	Unfinished			
Grand Total:	2,990 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to Provincetown in Cloverdale! Beautiful family home nestled in a quiet cul-de-sac! This 2990 sq ft home features 3 beds/3 baths, and a versatile flex room. The open kitchen boasts granite countertops, ample cupboard space, large island, + pantry. Enjoy the luxury of speakers throughout and elegant crown molding. The backyard is an entertainer's dream with a cozy, private covered deck, outdoor kitchen, gas hookup, fireplace, hot tub, and extra storage under the deck. The partially finished basement is ready for your own creative ideas. Basement is plumbed for a suite with a separate entrance. This home sits on one the largest lots in the subdivision w/ ample parking. Conveniently located to restaurants, amenities, and walking distance to the new SkyTrain station. Original owners.