

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>	19.13	<b>Bathrooms:</b>	3	<b>Age:</b>	17
<b>Lot Area: (sq.ft.)</b>	5,188.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RF-12
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,445.93
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	026-849-321

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<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>	1 - 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>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Shannon Gate

**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 Treeland Realty

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			

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

Welcome to Provinceton in Cloverdale! Beautiful family home nestled in a quiet cul-de-sac! This 2990 sq ft home features 3 beds/3 baths & versatile flex room. The open kitchen boasts granite counters, ample cupboard space, large island + pantry. Enjoy the luxury of speakers throughout & 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; plumbed for a suite w/ sep entrance. This home sits on one the largest lots in the subdivision w/ ample parking. Conveniently located near restaurants, amenities & walking distance to the new SkyTrain station. Original owners.