

Depth/Size (ft):	121	Bedrooms:	6	Approx. Year Built:	2000
Frontage (ft):	50.00	Bathrooms:	4	Age:	24
Lot Area: (sq.ft.)	6,027.00	Full Baths:	3	Zoning:	RF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,452.99
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	024-832-138

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	4 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 84, PLAN LMP46878, SECTION 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Other - See Remarks,Storage Shed,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	17'2 x 14'8	Above	Bedroom	10'6 x 9'8	Bsmt	Bedroom	11' x 10'
Main	Kitchen	12'4 x 12'	Above	Bedroom	12'2 x 9'5			
Main	Eating Area	12' x 8'	Above	Bedroom	11'6 x 10'4			
Main	Dining Room	12' x 9'6	Bsmt	Storage	10' x 6'			
Main	Living Room	14'6 x 12'	Bsmt	Living Room	24' x 17'			
Main	Laundry	8' x 6'	Bsmt	Kitchen	12'4 x 12'			
Above	Primary Bedroom	17'2 x 16'	Bsmt	Bedroom	14' x 11'6			

Finished Floor (Main):	1,264 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,023 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	1,254 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	3,541 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	3,541 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

Sought after West Cloverdale! This updated Patshell built home features a Nice traditional floorplan with Living and Dining area off entry, a split staircase and new flooring throughout the home. Beautifully updated kitchen, all new white shaker cabinets, new quartz counters, tiled backsplash undermount sink, gas range with down draft and extra wide 6 drawer fridge. Adjoining eating area and large family room with stone gas fireplace. Updated main floor bath and laundry, upstairs has 4 bedrooms grand Primary with fireplace and large soaker tub. Downstairs features a Large 2 bedroom suite with its own laundry (could be a 1 bed suite) 6,000+ sqft lot, great neighborhood close to elementary and CAP park! OPEN HOUSE Sunday Jun 23 1-3PM.