

<b>Depth/Size (ft):</b>	106.9	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>	66.50	<b>Bathrooms:</b>	2	<b>Age:</b>	36
<b>Lot Area: (sq.ft.)</b>	7,079.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,773.35
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>				<b>P.I.D.:</b>	008-727-007

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<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>	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>	Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard	<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:**

**Mgmt. Company:**

**Complex / Subdiv:** Eagle Crescent

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

**Legal:** LOT 3, PLAN NWP75854, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:**

**Features:**

**Bylaw Restrict:**

**Listing Broker(s):** Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 12'9	Main	Bedroom	14'3 x 8'1
Main	Dining Room	13'8 x 8'1	Main	Foyer	14'3 x 8'1
Main	Kitchen	12'3 x 11'7			
Main	Eating Area	9'1 x 7'11			
Main	Family Room	14'1 x 12'11			
Main	Primary Bedroom	15' x 10'11			
Main	Bedroom	11'5 x 8'11			

<b>Finished Floor (Main):</b>	1,607 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	1,607 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,607 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Move in ready! Nothing to do here but move in your furniture. Custom built Eaglecrest rancher! This 3 bedroom + 2 bathroom home has a great open layout. The large south facing backyard has a covered area perfect for entertaining .garden shed that has electrical power, huge 4 foot spotless crawlspace for storage and no neighbor's behind you. Don't miss out on one of Cloverdale's best neighbourhoods. Call today!