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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 120 | Bedrooms: | 3 | Approx. Year Built: | 1973 |
| Frontage (ft): | 60.00 | Bathrooms: | 1 | Age: | 51 |
| Lot Area: (sq.ft.) | 7,176.00 | Full Baths: | 1 | Zoning: | RF |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$4,418.77 |
| Rear Yard Exp: | West | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 006-307-272 |

| | | | |
|-------------------------|------------------------|-------------------------|-----------------------|
| Style of Home: | Rancher/Bungalow | Parking: | Total: 4 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Mixed | Parking Access: | Front |
| Foundation: | | Parking: | Carport; Single |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 0 - Fuel: | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Natural Gas | 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: No

Mgmt. Company:

Complex / Subdiv:

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

Legal: PLAN NWP41984, PART NE 1/4, LOT 47, LDIST 36, SEC 7, T 8

Amenities: Air Cond./Central

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Windows - Thermo

Bylaw Restrict:

Listing Broker(s): Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main | Living Room | 19'3 x 13'2 | | | |
| Main | Dining Room | 11'2 x 8' | | | |
| Main | Kitchen | 11'5 x 11'2 | | | |
| Main | Primary Bedroom | 11'8 x 11'3 | | | |
| Main | Bedroom | 10'2 x 9'8 | | | |
| Main | Bedroom | 9'9 x 9' | | | |
| Main | Laundry | 11'3 x 5'10 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,196 sqft | # Of Rooms: | 7 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 5 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | | | |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 1,196 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Crawl | | | |
| Grand Total: | 1,196 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

Excellent 60' X 120' lot in central Cloverdale! Tidy 3 bedroom rancher in great Culdesac location with south facing back yard! Walking distance to Schools, Athletic park, Cloverdale Fairgrounds and Shopping! Updates include, windows, furnace/ac, kitchen, flooring! Live in or rent out until you build!