

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			

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!