

<b>Depth/Size (ft):</b>	91.95	<b>Bedrooms:</b>	8	<b>Approx. Year Built:</b>	2017
<b>Frontage (ft):</b>	65.60	<b>Bathrooms:</b>	7	<b>Age:</b>	7
<b>Lot Area: (sq.ft.)</b>	6,029.00	<b>Full Baths:</b>	6	<b>Zoning:</b>	RF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$7,813.45
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	029-449-839

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas

**Legal:** LOT 4 SECTION 7 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP42127

**Amenities:** Air Cond./Central,In Suite Laundry

**Site Influences:** Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Range Top,Security System,Vaulted Ceiling,Wet Bar

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	Living Room	11'1 x 10'	<b>Main</b>	Laundry	15'4 x 5'11	<b>Above</b>	Primary Bedroom	15'11 x 13'
<b>Main</b>	Dining Room	14'8 x 10'11	<b>Above</b>	Primary Bedroom	21'8 x 11'11	<b>Above</b>	Walk-In Closet	9'8 x 6'10
<b>Main</b>	Family Room	15'11 x 14'3	<b>Above</b>	Walk-In Closet	8' x 7'9	<b>Above</b>	Bedroom	13'11 x 11'10
<b>Main</b>	Eating Area	12'1 x 8'11				<b>Above</b>	Bedroom	14'1 x 10'11
<b>Main</b>	Kitchen	18'3 x 15'11				<b>Below</b>	Recreation Room	27'9 x 12'11
<b>Main</b>	Wok Kitchen	9'2 x 5'10				<b>Below</b>	Media Room	18'9 x 17'7
<b>Main</b>	Bedroom	10'6 x 9'11				<b>Below</b>	Bar Room	9'5 x 6'8

<b>Finished Floor (Main):</b>	1,679 sqft	<b># Of Rooms:</b>	25	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,555 sqft	<b># Of Kitchens:</b>	3	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	2,070 sqft	<b>Suite:</b>	Legal Suite	Above	4	Yes
<b>Finished Floor (Total):</b>	5,304 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Unfinished Floor:</b>	0 sqft			Above	4	Yes
<b>Grand Total:</b>	5,304 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
		<b>Beds In Bsmt:</b>	2 / 8			
		<b># Of Pets:</b>				

Amazing custom built 2 Storey plus Basement Luxury home in the heart of Cloverdale. The main level has a great layout boasting 10' ceilings, Living/Dining room + an impressive Great Room that flows into a dream kitchen with a huge Island, high end appliances featuring a 36" DCS gas range, full size fridge/freezer + a spice kitchen. Bonus Bedroom with full ensuite on the main level. 4 large bedrooms up + 3 full baths, including 2 Primary Bedrooms. Spectacular basement with a suspended slab providing a huge media room, bar, rec room, bedroom & full bath + a Deluxe 2 Bedroom Legal suite with large above ground windows. This is not your average home, high end finishings throughout, no expenses were spared! Great central location, steps to elementary school. Must be seen to be appreciated!