

Depth/Size (ft):		Bedrooms:	8	Approx. Year Built:	2005
Frontage (ft):	65.51	Bathrooms:	6	Age:	19
Lot Area: (sq.ft.)	6,027.00	Full Baths:	5	Zoning:	SFD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,525.86
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	025-573-870

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Clover Ridge

Services Connected: Electricity,Natural Gas,Water

Legal: LOT 80 SECTION 12 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP3373

Amenities:

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

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirlpool,Vacuum - Roughed In

Bylaw Restrict:

Listing Broker(s): Coldwell Banker Marquise Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'10 x 11'1	Main	Foyer	8'7 x 3'4	Above	Walk-In Closet	7'11 x 3'11
Main	Eating Area	9'8 x 14'0	Main	Office	10'3 x 9'6	Bsmt	Recreation Room	11'1 x 22'5
Main	Family Room	15'4 x 12'5	Above	Bedroom	11'9 x 11'4	Bsmt	Bedroom	9'6 x 10'10
Main	Bedroom	10'1 x 12'5	Above	Bedroom	9'8 x 10'6	Bsmt	Dining Room	15'4 x 6'7
Main	Laundry	8'4 x 4'11	Above	Bedroom	13'4 x 12'5	Bsmt	Kitchen	14'9 x 8'9
Main	Dining Room	13'2 x 10'10	Above	Walk-In Closet	6'0 x 3'11	Bsmt	Storage	9'10 x 6'3
Main	Living Room	10'10 x 12'8	Above	Primary Bedroom	11'9 x 16'5	Bsmt	Laundry	9'10 x 6'10

Finished Floor (Main):	1,508 sqft	# Of Rooms:	24	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,102 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,450 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	4,060 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Bsmt	4	No
Grand Total:	4,060 sqft	Beds In Bsmt:	3 / 8	Bsmt	4	No
		# Of Pets:				

Welcome to your dream home in Clover Ridge! This perfect family home features a modern kitchen with stainless steel appliances, ideal for any home chef. The spacious living & dining rooms boast high ceilings, creating an open and airy atmosphere that's great for entertaining. On the main floor, you'll find a convenient guest bedroom & a dedicated home office. Upstairs, there are 4 generously sized bedrooms, including the Primary bedroom w/ a newly renovated ensuite, along w/ 2 full bathrooms. The basement offers a fantastic mortgage helper with a 3-bedroom suite. Enjoy your evenings and weekends relaxing in the hot tub. Ideally located close to parks, a golf course, coffee shops, shopping, & transit, this home offers both convenience & luxury. Don't miss out on this exceptional property!