

<b>Depth/Size (ft):</b>	94.84	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1991
<b>Frontage (ft):</b>	79.88	<b>Bathrooms:</b>	3	<b>Age:</b>	33
<b>Lot Area: (sq.ft.)</b>	7,701.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RF
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,322.63
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	016-445-228

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Propane Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Cloverdale Hilltop
<b>Services Connected:</b>	Electricity,Natural Gas
<b>Legal:</b>	LOT 3 PLANNWP86711, PART NE 1/4 SEC 8 TOWNSHIP 8, NEW WESTMINSTER LAND DIST
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 15'	Main	Foyer	8'3 x 4'10
Main	Kitchen	9'10 x 13'11	Above	Living Room	10'7 x 19'9
Main	Dining Room	7'6 x 10'6	Above	Primary Bedroom	12'4 x 15'7
Main	Bedroom	10' x 10'1	Above	Bedroom	12'6 x 10'5
Main	Bedroom	9'11 x 13'5	Above	Bedroom	9'11 x 11'1
Main	Walk-In Closet	4'10 x 5'10	Above	Bedroom	9'10 x 11'1
Main	Utility	5'6 x 5'10	Above	Laundry	8'7 x 14'2

<b>Finished Floor (Main):</b>	1,072 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,361 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Above	4	No
<b>Finished Floor (Total):</b>	2,433 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,433 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

Cloverdale Hilltop , 2400 sq ft , 6 bedroom, 3 bath, 2 level home on a 7700 sq ft Corner lot! 2 bedrooms on the main plus washroom with stand-up shower. 4 Bedrooms up, Primary bedroom has updated 5 piece ensuite. Great Room up, plus large laundry room that could easily be converted to in-law kitchen. Ten year old roof , newer gutters, double garage. Updated Kitchen with granite and SS appliance's, Island breakfast bar , dining area and walk-out Yard. Nicely landscaped yard with hot-tub , pergola and Deck. Lots of Room for the growing family! Open House Saturday June 15 1-3pm