

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>	29.53	<b>Bathrooms:</b>	5	<b>Age:</b>	17
<b>Lot Area: (sq.ft.)</b>	2,994.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RF-9C
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,596.69
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	026-672-952

<b>Style of Home:</b>	2 Storey w/Bsmt.,Carriage/Coach House	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural 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>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Clayton
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 25, PLAN BCP23583, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Garden,In Suite Laundry
<b>Site Influences:</b>	Central Location,Lane Access,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Pantry
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'6 x 7'7	Above	Laundry	5'4 x 5'8	Abv Main 2	Kitchen	9'0 x 9'6
Main	Bedroom	13'9 x 9'11	Above	Bedroom	11'10 x 9'5	Below	Bedroom	19'8 x 9'5
Main	Dining Room	9'3 x 8'5	Above	Primary Bedroom	12'0 x 14'3	Below	Storage	7'10 x 6'7
Main	Kitchen	7'9 x 16'1	Above	Walk-In Closet	3'1 x 6'1	Below	Bedroom	8'3 x 9'1
Main	Living Room	19'6 x 12'0	Abv Main 2	Living Room	12'0 x 9'0	Below	Dining Room	8'6 x 11'8
Above	Bedroom	11'3 x 10'10	Abv Main 2	Bedroom	9'0 x 9'6	Below	Kitchen	11'2 x 8'11

<b>Finished Floor (Main):</b>	879 sqft	<b># Of Rooms:</b>	18	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	839 sqft	<b># Of Kitchens:</b>	3	Main	2	No
<b>Finished Floor (Below):</b>	868 sqft	<b># Of Levels:</b>	4	Above	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	Legal Suite,Unauthorized Suite	Above	4	Yes
<b>Finished Floor (Total):</b>	3,057 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Separate Entry	Abv Main 2	4	No
<b>Grand Total:</b>	3,057 sqft	<b>Beds In Bsmnt:</b>	0 / 7			
		<b># Of Pets:</b>				

Welcome Home to this beautiful, newly renovated 6 bed home plus coach house, nestled on a quiet, tree-lined street in the heart of family-friendly Clayton! This move-in perfect home boasts brand new high-end laminate flooring, brand new carpets, professional paint inside & out, new fence, new furnace & more. You will love the bright, airy open concept plan with oversized windows throughout. Rarely seen large bedroom on main level provides many options. The primary retreat is lovely and features vaulted ceilings, his & hers closets and soaker tub in ensuite. 2 bed suite below as well as detached coach home are perfect mortgage helpers or lots of room for family. Just minutes from Katzie Elementary and Katzie Park. This is a fabulous home in the perfect location, you will love living here!