

Depth/Size (ft):	95	Bedrooms:	4	Approx. Year Built:	2009
Frontage (ft):	37.00	Bathrooms:	4	Age:	15
Lot Area: (sq.ft.)	4,112.00	Full Baths:	3	Zoning:	RF-12
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,254.46
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	027-201-121

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Vinyl,Wood	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:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : Valley & Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 93, PLAN BCP32346, SECTION 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Cul-de-Sac,Golf Course Nearby,Paved Road
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Fireplace Insert,Garage Door Opener,Pantry,Security - Roughed In,Smoke Alarm,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'3 x 6'10	Above	Walk-In Closet	6'4 x 5'6	Bsmt	Utility	9'2 x 5'0
Main	Living Room	10'0 x 12'11	Above	Bedroom	12'4 x 9'9	Bsmt	Patio	11'7 x 18'0
Main	Kitchen	13'6 x 11'1	Above	Bedroom	11'8 x 14'7			
Main	Dining Room	12'10 x 12'1	Bsmt	Bedroom	13'3 x 12'7			
Main	Family Room	15'8 x 14'11	Bsmt	Recreation Room	27'0 x 13'2			
Main	Laundry	7'9 x 5'6	Bsmt	Bar Room	11'0 x 7'5			
Above	Primary Bedroom	15'9 x 16'1	Bsmt	Den	13'0 x 12'7			

Finished Floor (Main):	1,141 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,012 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,130 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	3,283 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	3,283 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome to this stunning Foxridge-built home, nestled on a quiet 4,112 sq. ft. cul-de-sac lot in West Cloverdale. This 3,283 sq. ft. two-story home offers a perfect blend of comfort and elegance. The main floor features a front room ideal for working from home, leading to an open-concept great room with 10 ft. ceilings and beautiful archways. The island kitchen and dining area are bathed in natural light from the west-facing backyard. Upstairs, the expansive primary suite boasts a valley view, multiple closets, vaulted ceilings, and a luxurious 5-piece bath with a soaker tub. The walk-out basement includes a fantastic man cave for movies, billiards, and entertaining, complete with an additional bedroom and full bath. Conveniently located near elementary schools, parks, and walking trails.