

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	3	Age:	33
Lot Area: (sq.ft.)	8,691.00	Full Baths:	3	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,615.60
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	016-402-006

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 6
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
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:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 21, PLAN NWP86566, PART SW1/4, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Garden,Playground

Site Influences: Central Location,Cul-de-Sac,Greenbelt,Paved Road,Private Setting,Recreation Nearby

Features:

Bylaw Restrict:

Listing Broker(s): Oneflatfee.ca, Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Foyer	6'7 x 6'1	Main	Dining Room	8'9 x 11'10
Bsmt	Office	8'6 x 10'1	Main	Bedroom	9'0 x 9'11
Bsmt	Living Room	11'1 x 13'6	Main	Bedroom	9'0 x 10'0
Bsmt	Kitchen	12'4 x 11'4	Main	Bedroom	12'3 x 12'8
Bsmt	Bedroom	10'2 x 11'4	Main	Kitchen	10'11 x 17'3
Bsmt	Laundry	8'6 x 6'1			
Main	Family Room	12'11 x 16'6			

Finished Floor (Main):	1,207 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Bsmt	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	946 sqft	Suite:		Main	4	No
Finished Floor (Total):	2,153 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,153 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome to this charming home in Cloverdale, BC! Boasting a large 8700 sqft lot this home features 4 bedrooms, 3 baths, an office, and a fully equipped 1-bedroom legal suite. The large driveway offers ample parking, including enough space for an RV. Located in a family friendly neighbourhood with access to the school straight from your backyard. This home is centrally located close to schools, parks, trails, shopping and conveniently located near the future skytrain station, future Cloverdale hospital and Arena. The expansive backyard is perfect for relaxation and entertainment. Updates include new carpet and painting, kitchen flooring, central vacuum, updated bathrooms and a new hot water tank. Don't miss out on this Cloverdale gem!