

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1989
Frontage (ft):	59.05	Bathrooms:	2	Age:	35
Lot Area: (sq.ft.)	7,066.00	Full Baths:	2	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,769.20
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	012-653-772

Style of Home:	Rancher/Bungalow	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	LOT 200 SECTION 9 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 79445
Amenities:	
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

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

Finished Floor (Main):	1,845 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsm):	0 sqft	Suite:	None			
Finished Floor (Total):	1,845 sqft	Crawl/Bsm Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,845 sqft	Beds In Bsm:	0 / 3			
		# Of Pets:				

Welcome to EAGLECREST! One of Cloverdale's most desirable locations which backs onto Don Christian Park! Don't miss out on this spacious 1845 sq ft, 3 bedroom 2 bathroom rancher. This lovely home offers traditional living & dining areas, Living room boasts bay windows & a gas fireplace. Beautifully updated kitchen and a Family room just off of it with sliders leading onto the covered patio area. Enjoy total privacy in your backyard with incredibly maintained landscaping. This home also features A/C, wheelchair accessibility in the garage and much more! Call for your private showing today!