

Depth/Size (ft):	121.42	Bedrooms:	4	Approx. Year Built:	1980
Frontage (ft):	63.64	Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	7,296.00	Full Baths:	3	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,948.42
Rear Yard Exp:	East			For Tax Year:	2023
View:				P.I.D.:	005-412-625

Style of Home:	3 Level Split	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Cloverdale Heights

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

Legal: LOT 186, PLAN NWP56258, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry,Swirlpool/Hot Tub

Site Influences: Cul-de-Sac,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Hot Tub Spa/Swirlpool,Vacuum - Built In,Wine Cooler

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 7'5	Above	Primary Bedroom	12'1 x 14'10
Main	Living Room	18'5 x 14'3	Above	Bedroom	10'1 x 11'9
Main	Dining Room	10'4 x 10'10	Above	Bedroom	9'4 x 10'8
Main	Kitchen	10'2 x 12'5			
Main	Family Room	23'1 x 14'11			
Main	Laundry	6'8 x 8'4			
Main	Bedroom	8'6 x 13'3			

Finished Floor (Main):	1,384 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	667 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,051 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,051 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome Home to this beautifully updated home nestled in a quiet cul-de-sac just steps from a lovely park and tennis courts in desirable Cloverdale Heights. You will love the fabulous gourmet kitchen with stainless appliances and abundant work and storage space, overlooking the stunning backyard. The bright primary suite boasts a stunning bathroom with oversized walk-in shower. Lots of updates including updated vinyl flooring, vinyl windows and A/C. The awesome backyard is fully equipped with covered patio, hot tub and fire pit. This is a great home in a fabulous family oriented neighborhood within George Greenaway/Lord Tweedsmuir catchments. This house is a must see, book your private viewing today