

| | | | | | |
|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 118 irreg | Bedrooms: | 4 | Approx. Year Built: | 2000 |
| Frontage (ft): | 86.00 | Bathrooms: | 3 | Age: | 24 |
| Lot Area: (sq.ft.) | 7,578.00 | Full Baths: | 3 | Zoning: | SF |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$5,595.68 |
| Rear Yard Exp: | East | | | For Tax Year: | 2024 |
| View: | No | | | P.I.D.: | 018-657-206 |

| | | | |
|-------------------------|---------------------------------|-------------------------|--|
| Style of Home: | 2 Storey | Parking: | Total: 5 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Stone, Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double, Other, RV Parking Avail. |
| 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: | Forced Air, Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard, Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Tile - Composite | Fixtures Leased: | No |
| Floor Finish: | Laminate, Tile, Wall/Wall/Mixed | Fixtures Rmvd: | Yes |

| | |
|----------------------------|---|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | Cloverdale Hilltop |
| Services Connected: | Electricity, Natural Gas, Sanitary Sewer |
| Legal: | PL LMP14781 LT 5 LD 36 SEC 9 TWP 8 |
| Amenities: | |
| Site Influences: | Private Yard, Recreation Nearby, Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Storage Shed |
| Bylaw Restrict: | |
| Listing Broker(s): | Royal LePage - Wolstencroft |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|--------------|-------|-----------------|--------------|
| Main | Living Room | 16'5 x 12'11 | Main | Recreation Room | 17'2 x 21'2 |
| Main | Dining Room | 13'1 x 9'6 | Main | Recreation Room | 19'1 x 8'8 |
| Main | Kitchen | 11'1 x 13'2 | Above | Primary Bedroom | 12'5 x 17'2 |
| Main | Eating Area | 11'1 x 7'3 | Above | Walk-In Closet | 8'11 x 5'11 |
| Main | Family Room | 11'11 x 20'8 | Above | Bedroom | 12'0 x 10'0 |
| Main | Office | 10'4 x 6'4 | Above | Primary Bedroom | 10'11 x 11'8 |
| Main | Laundry | 9'2 x 5'6 | Above | Bedroom | 10'11 x 13'4 |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,925 sqft | # Of Rooms: | 14 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,213 sqft | # Of Kitchens: | 1 | Main | 3 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Above | 5 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | Above | 4 | No |
| Finished Floor (Total): | 3,138 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Crawl | | | |
| Grand Total: | 3,138 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

Cloverdale Hilltop! 3138 sq ft, 2 storey home nestled on a 7578 sq ft lot. Enter into this home with a Grand Foyer which offers 12 ft ceilings in & through to the formal living and dining room. Bright kitchen with adjacent eating area and family room & office. 25x12 composite deck, with patio cover directly off the eating area. Huge, main floor, 800 sq ft, rec room addition, fabulous extended family space, or potential for in-laws! Bonus 4pc bath on Main floor. Upper floor offers 4 bedrooms, supersized Primary with 5pc ensuite including stand-up shower. Updates include AC, Furnace, hot water tank, 800 sq ft addition, toy garage & gutters. Double Garage, RV parking, and Tile Roof!