

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1999
Frontage (ft):	28.00	Bathrooms:	4	Age:	25
Lot Area: (sq.ft.)	7,018.00	Full Baths:	3	Zoning:	SFR
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,736.65
Rear Yard Exp:	Southwest			For Tax Year:	2024
View:				P.I.D.:	023-941-081

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Heat Pump, 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:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community, Electricity, Natural Gas

Legal: LT 87 SEC 17 TWP 8 NEW WESTMINSTER DISTRICT PLAN LMP 34842

Amenities: Air Cond./Central, In Suite Laundry

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

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Security System, Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 14'7	Main	Foyer	7'5 x 5'8	Above	Bedroom	10'3 x 9'11
Main	Dining Room	11'11 x 9'6	Above	Primary Bedroom	13'5 x 18'9	Above	Bedroom	10'0 x 9'9
Main	Kitchen	12'11 x 12'8	Above	Bedroom	11'9 x 11'11	Below	Recreation Room	11'5 x 23'4
Main	Eating Area	10'3 x 9'11				Below	Bedroom	9'9 x 10'0
Main	Family Room	15'11 x 16'8				Below	Family Room	15'11 x 16'8
Main	Bedroom	8'10 x 13'10						
Main	Laundry	9'9 x 5'4						

Finished Floor (Main):	1,381 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,099 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,365 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	3,845 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,845 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

WOW! Don't miss this beautiful 2 storey w/basement situated on a very quiet Cloverdale cul-de-sac! Nestled in the heart of one of Cloverdale's most sought-after neighbourhoods. Well designed home w/functional layout. 3845 sqft. home with 6 total bdrms, 4 Bdrms up, office/bdrm on main & 1 down, 4 baths. Main floor features include vaulted ceiling in living room, Stainless appliances & large family room. Downstairs has custom made bar with rec room, family room, bdrm & workshop that is ready for future kitchen. Walk out basement easily suitable. A/C. This home has a Park like backyard that was professionally landscaped. South West facing with Covered deck off kitchen, brick patio, Hot Tub, fenced, turfed and wood deck – perfect for relaxing, BBQing, kids playing, dogs & family time.