

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2008
Frontage (ft):	32.81	Bathrooms:	4	Age:	16
Lot Area: (sq.ft.)	3,399.00	Full Baths:	3	Zoning:	RF9
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,885.13
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	026-247-828

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl, Wood	Parking Access:	Lane
Foundation:		Parking:	DetachedGrge/Carport, Garage; Double, Open
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:	Baseboard, Hot Water	Property Disc:	No
Outdoor Area:	Balcony(s), Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Laminate, Tile	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: PL BCP16909 LT 2 LD 36 SEC 15 TWP 8

Amenities:

Site Influences:

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 13'	Above	Bedroom	13' x 11'
Main	Kitchen	16'4 x 9'4	Below	Recreation Room	28' x 14'
Main	Dining Room	14'4 x 8'	Below	Bedroom	12'8 x 9'4
Main	Den	13' x 10'	Below	Bedroom	12'8 x 9'4
Above	Primary Bedroom	16'8 x 12'	Below	Laundry	6' x 2'4
Above	Walk-In Closet	8' x 5'			
Above	Bedroom	15'4 x 9'			

Finished Floor (Main):	885 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	885 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	885 sqft	Suite:		Above	5	Yes
Finished Floor (Total):	2,655 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Full, Fully Finished			
Grand Total:	2,655 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

A green, peaceful OASIS in the heart of Clayton, Showstopper!!! If you are looking for QUALITY, CONVENIENCE & VALUE, look no further. MUST SEE with 5 bed, 4 bath. High end premium finishings throughout the house. Drop Ceiling on the Main, gourmet kitchen, crown moldings, granite countertops. Freshly painted and very well kept, double garage, vaulted Ceiling in Master bedroom with large walk in closet, skylight and jetted tub. Extra wide, beautiful staircase. Below has 2 bedrooms, big rec area and separate entrance, perfect and very easy to add a kitchen & W/D to turn into 2 bed suite. Close to bus and schools. Quite, but only a short walk to 190 St/Fraser Highway (future skytrain stop), the hub of Clayton with all shopping, restaurants, OPEN HOUSE SAT/SUN 27/28 2 to 4pm. VACANT!!!