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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 5 | Approx. Year Built: | 2008 |
| Frontage (ft): | | Bathrooms: | 5 | Age: | 16 |
| Lot Area: (sq.ft.) | 4,230.00 | Full Baths: | 4 | Zoning: | SFD |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$5,534.04 |
| Rear Yard Exp: | | | | For Tax Year: | 2024 |
| View: | | | | P.I.D.: | 026-810-921 |

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|-------------------------|--------------------------------|-------------------------|-----------------------|
| Style of Home: | 2 Storey w/Bsmt. | Parking: | Total: 4 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Glass,Fibre Cement Board,Stone | Parking Access: | Side |
| 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: | Forced Air | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Hardwood,Tile | Fixtures Rmvd: | Yes |

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Natural Gas

Legal: LOT 44, PLAN BCP25642, SECTION 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,In Suite Laundry,Swirlpool/Hot Tub

Site Influences: Central Location,Private Yard,Recreation Nearby,Shopping Nearby

Features: Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Refrigerator,Stove,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): RE/MAX All Points Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|-------------|--------------|-------|---------|------------|
| Main | Foyer | 6'0 x 7'0 | Above | Bedroom | 13'9 x 9'10 | Bsmt | Storage | 6'10 x 4'3 |
| Main | Living Room | 15'7 x 14'4 | Above | Bedroom | 11'7 x 11'0 | Bsmt | Office | 9'1 x 12' |
| Main | Dining Room | 14'1 x 12'10 | Above | Bedroom | 12'4 x 9'11 | | | |
| Main | Kitchen | 9'2 x 14'11 | Below | Living Room | 15'7 x 7'7 | | | |
| Main | Laundry | 9'11 x 7'10 | Below | Dining Room | 9'6 x 9'11 | | | |
| Above | Primary Bedroom | 16'0 x 13'0 | Below | Kitchen | 10'2 x 11'10 | | | |
| Above | Walk-In Closet | 6'6 x 7'1 | Bsmt | Bedroom | 13'2 x 17'7 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|--------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,202 sqft | # Of Rooms: | 16 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,211 sqft | # Of Kitchens: | 2 | Main | 2 | No |
| Finished Floor (Below): | 1,188 sqft | # Of Levels: | 3 | Above | 5 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | Unauthorized Suite | Above | 4 | Yes |
| Finished Floor (Total): | 3,601 sqft | Crawl/Bsmt Height: | | Above | 4 | Yes |
| Unfinished Floor: | 0 sqft | Basement: | Full | Below | 3 | No |
| Grand Total: | 3,601 sqft | Beds In Bsmt: | 1 / 5 | | | |
| | | # Of Pets: | | | | |

This completely custom-built home in West Cloverdale showcases exceptional pride in home ownership. Featuring 5 bedrooms, 5 bathrooms, designed as an entertainer's oasis. Open concept living & dining rooms boast high ceilings & leads into a gourmet kitchen with wood cabinets, granite counters, and high-end stainless steel appliances. This space flows seamlessly to an outdoor sanctuary with 2 seating areas, built-in bar, hot tub & immaculate garden space. Upper level has massive 465 sq ft primary bedroom includes a spa ensuite, triple sided FP & walk in closet. Also 2 additional spacious bedrooms, each with ensuites. The fully finished basement offers a 1 bedroom suite that can serve as a mortgage helper or in-law suite, plus a fully separate work space!