

Depth/Size (ft):	28.65	Bedrooms:	4	Approx. Year Built:	2005
Frontage (ft):	37.07	Bathrooms:	4	Age:	19
Lot Area: (sq.ft.)	3,485.00	Full Baths:	3	Zoning:	R5-S
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,160.47
Rear Yard Exp:	Northeast			For Tax Year:	2024
View:	No			P.I.D.:	026-036-002

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - 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:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Water
Legal:	LOT 10, PLAN BCP13142, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT.
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 11'1	Above	Bedroom	11'8 x 10'2
Main	Kitchen	9'10 x 11'3	Above	Walk-In Closet	8'5 x 5'2
Main	Dining Room	12'3 x 11'0	Bsmt	Bedroom	10'0 x 12'1
Main	Family Room	12'1 x 14'1	Bsmt	Family Room	15'1 x 10'11
Main	Eating Area	10'3 x 7'11	Bsmt	Eating Area	8'4 x 9'10
Above	Primary Bedroom	13'1 x 13'8	Bsmt	Kitchen	8'8 x 12'3
Above	Bedroom	12'3 x 11'1			

Finished Floor (Main):	942 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	905 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	798 sqft	Suite:	Legal Suite	Above	3	No
Finished Floor (Total):	2,645 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	2,645 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome to this Corner Lot 4-bedroom, 4-bathroom home in Clayton Heights. Open-concept design features 9-foot ceilings, crown molding, laminate and tile flooring, stylish fixtures, and installed A/C. The kitchen is a focal point with an island, pantry, and stainless-steel appliances. Upstairs, there are 3 bedrooms and 2 full baths. The lower level has a separate front entrance leading to a one-bedroom suite with its own kitchen and laundry, easily converted to two bedrooms. Recent renovations include new flooring, porches, a hot water tank, fencing, bathrooms, and paint. Located a short walk to the future SkyTrain station, shopping centers, schools, and parks. Commercial accessory uses are permitted! OPEN HOUSE this Saturday August 31 from 1-3PM