

Depth/Size (ft):	98	Bedrooms:	6	Approx. Year Built:	2011
Frontage (ft):	30.00	Bathrooms:	5	Age:	13
Lot Area: (sq.ft.)	2,940.00	Full Baths:	4	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,313.15
Rear Yard Exp:	East			For Tax Year:	2024
View:	No			P.I.D.:	028-612-353

Style of Home:	2 Storey w/Bsmt.,Carriage/Coach House	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Lane
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	Community	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Septic
Legal:	LOT 20, PLAN BCP48415, SECTION 21, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'3 x 16'	Above	Bedroom	10'4 x 11'	Bsmt	Bedroom	10'11 x 10'
Main	Dining Room	9'11 x 13'	Above	Bedroom	10'5 x 11'1	Bsmt	Bedroom	9'9 x 9'8
Main	Kitchen	10'3 x 13'1	Above	Walk-In Closet	8'8 x 5'	Bsmt	Bar Room	5'2 x 8'6
Main	Den	9'11 x 11'	Above	Bar Room	8'1 x 8'11	Above	Living Room	9'1 x 11'2
Main	Foyer	5'2 x 4'8	Above	Bar Room	4'11 x 9'1	Above	Kitchen	6'11 x 11'2
Main	Porch (enclosed)	21'9 x 5'4	Bsmt	Living Room	9'2 x 11'6	Above	Dining Room	7'1 x 6'8
Above	Primary Bedroom	12'8 x 17'	Bsmt	Kitchen	10'9 x 16'1	Above	Bedroom	8'6 x 9'1

Finished Floor (Main):	865 sqft	# Of Rooms:	23	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	851 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	851 sqft		Legal	Above	4	No
Finished Floor (Total):	3,086 sqft	Suite:	Suite,Unauthorized Suite	Bsmt	4	No
Unfinished Floor:	0 sqft	Crawl/Bsmt Height:		Above	4	No
Grand Total:	3,086 sqft	Basement:	Full			
		Beds In Bsmt:	2 / 6			
		# Of Pets:				

STUNNING! Absolutely, well maintained Clayton Home! This beautiful home offers a thoughtfully designed COACH HOME plus an unauthorized 2 bdm suite. Luxurious main floor Great Room concept, including cozy gas fireplace. Spacious dining area, includes unique feature wall. High end cabinetry in all 3 living spaces, quartz counters, top of the line S/S appliance package, including gas stove in the main kitchen. The Backyard is a lovely extension of the home. Low maintenance artificial turf, bbq hook up, aluminum covered breezeway from the garage to the main home. Fully fenced private yard, including 3rd open parking pad. Located on a quiet street close to shopping and all amenities.