

Depth/Size (ft):	40.50	Bedrooms:	4	Approx. Year Built:	1995
Frontage (ft):	71.69	Bathrooms:	4	Age:	29
Lot Area: (sq.ft.)	7,095.00	Full Baths:	3	Zoning:	R3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,730.78
Rear Yard Exp:	North			For Tax Year:	2024
View:	Yes			P.I.D.:	018-587-186

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Concrete,Frame - Wood	Covered Parking:	2
Exterior:	Glass,Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
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,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:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Mt. Baker - Valley
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 50 SECTION 7 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN LMP13931
Amenities:	Garden,Storage
Site Influences:	Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Microwave,Pantry,Security System,Smoke Alarm,Vacuum - Built In,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	13'8 x 6'3	Main	Laundry	7'5 x 6'5	Below	Flex Room	15'0 x 10'0
Main	Living Room	16'9 x 13'0	Above	Primary Bedroom	16'2 x 12'4	Bsmt	Utility	12'0 x 7'7
Main	Dining Room	12'2 x 12'0	Above	Bedroom	11'8 x 10'5			
Main	Family Room	21'1 x 12'8	Above	Bedroom	11'0 x 10'6			
Main	Kitchen	12'6 x 10'2	Above	Walk-In Closet	10'2 x 5'8			
Main	Eating Area	11'10 x 9'10	Below	Recreation Room	21'4 x 12'4			
Main	Bedroom	12'5 x 9'8	Below	Den	12'0 x 10'2			

Finished Floor (Main):	1,406 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	992 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	1,037 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	3,435 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	3,435 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Beautifully maintained family home directly across from Guy Richardson Park in west Cloverdale. Backyard is a outdoor oasis. Tiered garden beds, quiet & peaceful sitting area with a completely fenced yard. New kitchen counters & backsplash in a well designed kitchen and eating area, new Bosch dishwasher. Separate dining room, family room. Maple wood floors. Office on main floor could be alternated as primary bedroom. New Lennox hi-efficiency furnace. 50 gallon Hot water tank. Maple Primary bedroom may be upstairs. Office/flex room down could be used as additional sleeping area for guests. Newer gutters with leaf guards installed in 2017. This home is move in ready with easy access to Hwy #10, Langley and South Surrey. Quartz counters in upper bathrooms. Insulation upgraded to R50.