

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2020
<b>Frontage (ft):</b>	38.70	<b>Bathrooms:</b>	5	<b>Age:</b>	4
<b>Lot Area (sq.ft.):</b>	3,972.00	<b>Full Baths:</b>	5	<b>Zoning:</b>	RES
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,192.24
<b>Rear Yard Exp:</b>	Northeast			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-372-330

<b>Style of Home:</b>	2 Storey w/Bsmt.,Corner Unit	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Concrete,Concrete Block,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Vinyl,Wood	<b>Parking Access:</b>	Front,Lane
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	CLAYTON HEIGHTS
<b>Services Connected:</b>	Community,Electricity,Sanitary Sewer,Water
<b>Legal:</b>	LOT 8, PLAN EPP75792, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location,Lane Access,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Pantry,Smoke Alarm
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'2 x 8'3	Bsmt	Recreation Room	19'4 x 10'
Main	Butlers Pantry	5'11 x 8'1	Bsmt	Bedroom	10'8 x 8'9
Main	Living Room	16'9 x 16'6	Bsmt	Kitchen	8'2 x 4'9
Main	Dining Room	13'2 x 12'4			
Above	Primary Bedroom	12'7 x 12'6			
Above	Bedroom	11' x 10'			
Above	Bedroom	9'2 x 11'			

<b>Finished Floor (Main):</b>	757 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	714 sqft	<b># Of Kitchens:</b>	2	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	750 sqft	<b>Suite:</b>	Legal Suite	Above	3	No
<b>Finished Floor (Total):</b>	2,221 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry	Bsmt	3	No
<b>Grand Total:</b>	2,221 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Welcome to desirable Clayton!! Come and see this OPEN CONCEPT modern home that sits on an almost 4000 sq.ft lot. Some features include SS SAMSUNG appliances, Spice kitchen, granite countertops, white cabinets with a built in WINE RACK, cozy family room and separate dining room, bathroom with a shower on main. Upstairs features 3 bedrooms and the MASTER BEDROOM has nice ensuite with a walk-in closet and laundry upstairs. Bsmt has 2 sides and one side is a LEGAL one-bedroom suite with separate entry, other side is part of the main and can use for a rec.room or an office and full bath downstairs. Backyard is spacious that walks to a detached garage. Katzie Elementary school is right across the street and the high schools are close by too. Shopping and parks all nearby. Come and fall in love!