

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1986
Frontage (ft):	103.00	Bathrooms:	3	Age:	38
Lot Area: (sq.ft.)	14,170.00	Full Baths:	2	Zoning:	RH-G
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,359.13
Rear Yard Exp:	North			For Tax Year:	2024
View:	No			P.I.D.:	001-334-107

Style of Home:	3 Level Split	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board, Vinyl	Parking Access:	Front, Side
Foundation:		Parking:	Add. Parking Avail., Garage; Double, RV Parking Avail.
Rain Screen:	Full	Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric, Wood	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)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Shannon Hill Estates
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	LOT 97 SECTION 5 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 66708
Amenities:	
Site Influences:	Central Location, Cul-de-Sac, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Pantry, Security System, Smoke Alarm
Bylaw Restrict:	
Listing Broker(s):	Sutton Premier Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'11 x 10'11	Below	Family Room	21'11 x 11'4
Main	Dining Room	10'2 x 11'11	Below	Den	9' x 10'
Main	Kitchen	15'4 x 13'11	Below	Laundry	8' x 10'
Main	Foyer	6'3 x 6'9			
Above	Primary Bedroom	12'9 x 14'6			
Above	Bedroom	9'11 x 11'4			
Above	Bedroom	9'10 x 11'4			

Finished Floor (Main):	677 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	697 sqft	# Of Kitchens:	1	Below	2	No
Finished Floor (Below):	617 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	1,991 sqft	Crawl/Bsmnt Height:	5'			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,991 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:				

Shannon Hill Estates - Nestled on a private 14,170 sq ft lot this beautiful 3 bedroom/3 bathroom 3 level split home is situated on a quiet no through road in Cloverdale's most prestigious neighbourhood. Bright and spacious home boasts sunken living room with fireplace feature wall, gourmet kitchen with high end S/S appliances including gas range plus oversized island & eating bar. Massive family room with French door access to huge patio & fully fenced yard is perfect for entertaining or family fun. Oversized double garage with overhead storage plus RV parking. Updated Cloverdale Town Centre Plan includes the new Cloverdale Hospital & BC Cancer Centre, KPU Tech Campus expansion & updates to transit plan. Conveniently located close to all amenities. What a great place to call Home!!!