

<b>Depth/Size (ft):</b>	132.85	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1978
<b>Frontage (ft):</b>	92.85	<b>Bathrooms:</b>	2	<b>Age:</b>	46
<b>Lot Area: (sq.ft.)</b>	7,582.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,005.79
<b>Rear Yard Exp:</b>	Southeast			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	004-213-289

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 6
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Aluminum	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open,RV Parking Avail.
<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>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 150, PLAN NWP50903, PART NE1/4, SECTION 8, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Clothes Washer/Dryer,Refrigerator,Stove
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 16'4	Bsmt	Living Room	12'11 x 12'10
Main	Dining Room	8'1 x 9'1	Bsmt	Family Room	11'5 x 11'11
Main	Kitchen	8'8 x 8'9	Bsmt	Primary Bedroom	13' x 13'2
Main	Eating Area	6'4 x 6'4	Bsmt	Laundry	9'3 x 7'9
Main	Primary Bedroom	12'6 x 12'10	Bsmt	Storage	7'6 x 7'9
Main	Bedroom	8'2 x 12'10	Bsmt	Foyer	7'9 x 8'2
Main	Bedroom	8'11 x 12'3			

<b>Finished Floor (Main):</b>	1,027 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Bsmt	3	No
<b>Finished Floor (Bsmt):</b>	1,027 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,054 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,054 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Fantastic top of the hill Cloverdale location! Walking distance to sought after Don Christian Elementary School. This lovely family home has been maintained very well over the years by the original owners. Recent updates include a new hot water tank, 2 year old roof, furnace 2008. Other renos throughout the years include: solid maple cabinets, countertops, some plumbing fixtures & flooring. Oversized 17'10x11'6 covered sundeck with a South East exposed backyard. Lots of potential on this private, fully fenced, almost 7600 SF lot.