

Depth/Size (ft):	186	Bedrooms:	4	Approx. Year Built:	1992
Frontage (ft):	24.00	Bathrooms:	3	Age:	32
Lot Area (sq.ft.):	7,126.00	Full Baths:	3	Zoning:	R3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,060.63
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	017-551-684

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - 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:	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:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 5 SECTION 9 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN LMP2251
Amenities:	In Suite Laundry
Site Influences:	Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 12'7	Main	Bedroom	9'5 x 10'11	Below	Storage	4'11 x 5'2
Main	Dining Room	13'8 x 8'10	Below	Foyer	6'3 x 4'2			
Main	Kitchen	10'1 x 12'4	Below	Family Room	12'1 x 13'7			
Main	Eating Area	6'9 x 11'8	Below	Dining Room	12'1 x 8'3			
Main	Primary Bedroom	14'1 x 12'4	Below	Kitchen	13'10 x 7'11			
Main	Walk-In Closet	6' x 6'1	Below	Bedroom	9'11 x 13'7			
Main	Bedroom	9'7 x 10'3	Below	Walk-In Closet	4'8 x 4'8			

Finished Floor (Main):	1,246 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	944 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	3	No
Finished Floor (Total):	2,190 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl,Fully Finished			
Grand Total:	2,190 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to this charming 4-bedroom, 3-bathroom home nestled in a quiet cul-de-sac in Cloverdale! Sitting on a 7126 sqft lot, this home offers a private, well-maintained backyard perfect for relaxation and entertainment, with hedges for added privacy. The long driveway provides ample parking. Inside, enjoy a renovated kitchen with modern stainless steel appliances and a cozy dining area. This home offers a large basement suite, which is a great mortgage helper! Located in a family-friendly neighborhood, you're close to schools, parks, trails, shopping, and conveniently near the future SkyTrain station, Cloverdale hospital, and arena. Don't miss out on this Cloverdale gem! OPEN HOUSE Oct 12, Sat, 1-3 PM.