

<b>Depth/Size (ft):</b>	116.86	<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	2002
<b>Frontage (ft):</b>	62.83	<b>Bathrooms:</b>	6	<b>Age:</b>	22
<b>Lot Area (sq.ft.):</b>	7,384.00	<b>Full Baths:</b>	6	<b>Zoning:</b>	RF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,952.35
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	024-943-584

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<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>	Balcny(s) Patio(s) Dck(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Composite	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Mount Baker

**Mgmt. Company:**

**Complex / Subdiv:** Cloverdale

**Services Connected:** Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 2, PLAN LMP48704, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

**Amenities:** In Suite Laundry

**Site Influences:** Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Refrigerator,Security System,Smoke Alarm,Stove,Vacuum - Roughed In

**Bylaw Restrict:**

**Listing Broker(s):** Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'2	Main	Bedroom	13' x 10'7	Bsmt	Bedroom	9'4 x 8'6
Main	Dining Room	12' x 9'1	Main	Bedroom	13' x 11'7	Bsmt	Laundry	9'1 x 5'
Main	Kitchen	13'8 x 8'5	Bsmt	Foyer	12'5 x 8'	Bsmt	Living Room	12' x 9'8
Main	Dining Room	13'5 x 10'4	Bsmt	Living Room	12'3 x 12'1	Bsmt	Kitchen	12' x 7'7
Main	Primary Bedroom	16' x 12'4	Bsmt	Kitchen	13' x 12'2	Bsmt	Bedroom	11'10 x 12'3
Main	Walk-In Closet	7'8 x 5'	Bsmt	Bedroom	10'3 x 8'9	Bsmt	Living Room	14' x 11'7
Main	Bedroom	11' x 10'7				Bsmt	Flex Room	9'2 x 8'1

<b>Finished Floor (Main):</b>	1,787 sqft	<b># Of Rooms:</b>	20	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	3	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	1,682 sqft		Legal	Main	4	Yes
<b>Finished Floor (Total):</b>	3,469 sqft	<b>Suite:</b>	Suite,Unauthorized Suite	Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Grand Total:</b>	3,469 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry	Bsmt	4	No
		<b>Beds In Bsmt:</b>	3 / 7			
		<b># Of Pets:</b>				

Why Rent - When you can Own! Beautiful custom designed & quality built Basement Entry Home with High Ceilings. Live upstairs in your own 4-bedrooms, 3-full bathrooms home, featuring Open Great-room & Dining-room, Kitchen w/loads of cabinetry, oversized Island & custom millworks, large covered Sundeck, large private covered entry, laundry, & double garage. Ground level Basement features Mortgage helpers w/private entry & large covered Patio which can cover \$870,000 Mortgage. Additional features Large Sunny South back yard Lot, loads of parking & on Bus Route. Great Location - close to Schools, Shopping, Kwantlen College, Recreation Centers & New Hospital coming soon, plus easy access to Hwy#10 and Hwy#15. Show & Sell. OFFERS!