

Depth/Size (ft):	122	Bedrooms:	4	Approx. Year Built:	2009
Frontage (ft):	31.00	Bathrooms:	5	Age:	15
Lot Area: (sq.ft.)	3,787.00	Full Baths:	4	Zoning:	RF9C
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,759.36
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	027-195-929

Style of Home:	2 Storey w/Bsmt.,Carriage/Coach House	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Lane
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,Open
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:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Facing Park / Greenspace
Mgmt. Company:	
Complex / Subdiv:	CLAYTON VILLAGE
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 15 SECTION 21 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP32305
Amenities:	
Site Influences:	Central Location,Cul-de-Sac,Lane Access,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	16'7 x 15'9	Above	Bedroom	11'2 x 10'
Main	Kitchen	15'6 x 11'3	Above	Bedroom	11'2 x 10'2
Main	Dining Room	11'9 x 11'1	Above	Laundry	11'2 x 4'11
Main	Living Room	15'8 x 13'9	Bsmt	Recreation Room	25'9 x 15'8
Above	Primary Bedroom	15'7 x 11'6	Bsmt	Office	19'4 x 14'3
Above	Walk-In Closet	9'2 x 5'9	Bsmt	Utility	10'2 x 5'3

Finished Floor (Main):	1,002 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	939 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	991 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	5	Yes
Finished Floor (Total):	3,413 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry	Abv Main 2	4	No
Grand Total:	3,413 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Amazing 3413 sq ft. home on a large 3787 sq ft. lot! This quality-built Coach home boasts a spacious living area with open kitchen featuring granite countertops & stainless appliances. The large primary bedroom includes a luxurious 5pc en-suite & walk-in closet. The fully finished basement with separate entrance is roughed in for a additional kitchen / suite if wanted. Situated on a serene cul-de-sac street across from the new Salmon Berry Park, this property is within walking distance to transit, schools, shopping & recreation. The legal one-bedroom coach home above the garage provides an excellent mortgage helper. Enjoy the fully fenced yard with a concrete patio, creating the perfect setting for outdoor enjoyment. This is the best value in the area and a must-see property!